



**SPECIAL RESOURCE STUDY  
DRAFT**

**President Lincoln and Soldiers' Home  
National Monument**

*August 2002*



**U.S. Department of the Interior  
National Park Service  
Washington, D.C.**



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**The purpose of a Special Resource Study**

is to provide the United States Congress with a professional analysis of whether a historic site, or other area, is nationally significant, suitable and feasible for designation as a unit of the National Park System or not. A Special Resource Study typically presents several alternatives for future protection, interpretation, and management of a site, including a “no action alternative,” in order to provide a basis of comparison with the other identified alternatives.

Photo credits for cover page: top image is a contemporary photograph of the President Lincoln and Soldiers’ Home National Monument (fall 2000 by Robert C. Lautman); bottom image is of the cottage, centerpiece of the National Monument, and is from Mary Lincoln’s family album (Courtesy of The Lincoln Museum, Ft. Wayne, Indiana, #3993).





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## *Executive Summary*

This Special Resource Study affirms the national significance of the President Lincoln and Soldiers' Home National Monument. The study also explores the suitability and feasibility of three management alternatives for the site that involve the National Park Service in one capacity or another. The management alternatives under consideration are:

- 1) a new unit of the National Park System unit;
- 2) an affiliated area of the National Park Service; or
- 3) no National Park Service involvement other than the consulting role determined by the site's National Monument status.

Per arrangement with the National Park Service (NPS), the National Trust for Historic Preservation prepared this study.

The Monument is a Gothic Revival cottage on 2.3 acres of land located on the grounds of the Armed Forces Retirement Home-Washington (formerly known as the U.S. Soldiers' and Airmen's Home), three miles north of the Capitol, in Washington, DC. The site gains its primary significance from the fact that President Lincoln and his family lived in this cottage from June – November of 1862-1864. Lincoln was living at the cottage when he presented a draft of the Emancipation Proclamation to his Cabinet in July 1862, and there is reason to believe Lincoln worked on one or more drafts of the Proclamation at the cottage. Despite its extraordinary significance, the site was largely unknown until the combined efforts of the Armed Forces Retirement Home and the

National Trust for Historic Preservation led to President William J. Clinton designating it as a National Monument in July 2000.

The National Park Service owns and manages numerous Lincoln and Civil War sites around the country. However, none of these sites provides in-depth interpretation of Lincoln's presidential years. This Monument offers a unique opportunity to help visitors understand the life and contributions of one of this nation's greatest presidents, in the intimate setting of a Lincoln family home.

The President Lincoln and Soldiers' Home National Monument is under the jurisdiction of the Armed Forces Retirement Home-Washington (hereinafter referred to as simply the AFRH). The mission of the AFRH is to provide a retirement home for veteran enlisted servicemen and women in an environment designed for safety, comfort and personal enrichment. See Appendix 1 for a more detailed description of the AFRH. The interior and exterior of the building remain largely unchanged from the Lincoln period, but severe budget shortfalls since military downsizing in the early 1990s limit the AFRH's ability to carry out anything more than routine maintenance on the cottage. Structural damage has occurred over time and unless there is some infusion of funds, the site will continue to deteriorate. The AFRH has expressed a strong interest in recruiting partners to help restore and interpret the Monument, provided this can be done in ways that protect the safety and serenity of residential life on the AFRH campus.

This study provides three different management alternatives for the site. Under all alternatives, the AFRH has a responsibility to "manage the monument...consistent with the purposes and provisions" of the presidential proclamation designating the site a

national monument, and, “the Home shall consult with the Secretary of the Interior through the National Park Service” in fulfilling that management responsibility.

***Alternative A: A New Unit of the National Park System.*** Under this alternative, the Monument would continue to be under the jurisdiction of the Armed Forces Retirement Home-Washington, but it would be managed as a National Park Service unit under a cooperative agreement between the AFRH and the NPS. The principal advantages of this alternative are that it would give greater prestige and visibility, guarantee the long-term preservation of the site, ensure some level of federal funding, and add a unit to the National Park System that focuses on interpreting the Lincoln presidential years. The major disadvantage is that the site would have to compete with all other units in the National Park System for funding. This competition could lead to funding delays and limited resources for interpretation. Also, the AFRH, an independent federal agency, has concerns about possible confusion or conflicts resulting from having the site managed by another federal agency outside of the AFRH’s domain.

***Alternative B: An Affiliated Area of the National Park System and a National Trust for Historic Preservation Co-Stewardship Site.*** Under this alternative, the President Lincoln and Soldiers’ Home National Monument would remain under the jurisdiction of the AFRH, and be managed under a cooperative agreement between the AFRH and the National Trust for Historic Preservation. The National Trust for Historic Preservation is a private, non-profit, membership organization that provides leadership,

education and advocacy to save America's diverse places and to revitalize communities. See Appendix 2 for a more detailed description of the National Trust for Historic Preservation. Such a cooperative agreement between the AFRH and the National Trust already exists. See Appendix 3 for text of the agreement. In the future, the National Trust anticipates forming a new non-profit entity responsible for managing the site in cooperation with the National Trust. In addition, the National Park Service or Congress would establish the area as an affiliated area of the National Park System. The advantages of this alternative are that the site would be managed by a non-profit entity totally dedicated to the restoration and interpretation of the site, and the non-profit entity would have the guidance and support of the National Trust for Historic Preservation. Furthermore, the site would have the benefits of being an affiliated area of the National Park System with the greater visibility, technical assistance, possible funding, and possible interpretive partnership that such a relationship can provide. Alternative B would enable the NPS to develop strong links between the Monument and its other Lincoln and Civil War sites, without assuming financial and management responsibility for the site. The success of this alternative would be almost entirely dependent on the ability of the National Trust to recruit a high-profile national board and raise the funds necessary to restore, interpret and manage the site.

***Alternative C: No Action by the National Park Service other than the Consulting Role determined by the National Monument Status.*** This alternative would have the same management structure and all of the advantages of Alternative B, except that this alternative would have no affiliation with the National Park Service beyond the

consulting role required by the national monument designation. The site would be limited to the technical assistance and support the National Park Service provides for significant historic resources that are not part of the National Park System. Alternative C also might make it more difficult for the Park Service to develop interpretive links between the Monument and its various Lincoln and Civil War sites. As with Alternative B, the success of Alternative C would depend upon the ability of the National Trust to recruit a strong national board and raise the funds necessary to cover the costs of restoring, interpreting and managing the site.

This study concludes that the most effective and efficient management alternative for protecting the President Lincoln and Soldiers' Home National Monument would be designation of the site by Congress as an Affiliated Area of the National Park System (Alternative B).





## *Preface*

The President Lincoln and Soldiers' Home National Monument is an early example of a Gothic Revival cottage, located on the grounds of the Armed Forces Retirement Home (AFRH) in Washington, D.C. The AFRH is an active military retirement home that houses approximately 1,000 retired veterans. The Armed Forces Retirement Home is an independent federal agency that historically has not relied upon U.S. taxpayer dollars for support, with occasional exceptions.

A military retirement home has existed at this site since 1851. In 1862, President Lincoln and his family accepted an offer to move out to "The Soldiers' Home" for the summer to avoid the heat of downtown Washington. The family returned in 1863 and 1864, staying from about June to November each year. While in residence at the Soldiers' Home, the President shared time with his family, engaged in late night conversations with advisors about the conduct of the Civil War, and enjoyed time for reading and reflection. It was during the summer of 1862 that Lincoln reached the momentous decision to issue the Emancipation Proclamation, and a number of personal accounts written shortly after Lincoln's death suggest he prepared at least one draft of the Proclamation at the Soldiers' Home.<sup>1</sup>

Despite its pre-eminent historical value, the site had been largely overlooked and has received only essential maintenance for decades. President Clinton brought national attention to the site when he declared it a national monument on July 7, 2000. See Appendix 4 for text of the National Monument proclamation. Even with this new honored status and the simultaneous award of a \$750,000 "Save America's Treasures" federal challenge match grant, the site will continue to deteriorate and remain largely

inaccessible to the public, unless additional resources can be found to restore and interpret it.

### *Study Background*

In recent years, as awareness of the importance and vulnerability of this site began to emerge, the AFRH and the National Trust for Historic Preservation have taken the lead in drawing attention to this national treasure.

In 1985, a series of studies was completed for the AFRH by the firm Geier Brown Renfrow Architects. The studies focused on the original Soldiers' Home building where Lincoln stayed, known since 1889 as Anderson Cottage, and on other historic resources at the AFRH. The completed studies include Anderson Cottage Historic Structure Report, A Study for the Restoration of Anderson Cottage, and United States Soldiers' and Airmen's Home Preservation Plan, Volumes I and II. The AFRH commissioned the studies to determine what would be needed to restore the cottage, with an eye toward seeking partners to do this. The AFRH also wanted to be certain not to compromise the integrity of the historic core of its campus while planning for future development.

Although the studies demonstrated that the historic core of the Soldiers' Home remains much as it was in Lincoln's day, and offered viable options for restoration and interpretation, the AFRH was unable to identify any public or private partners in the mid-1980s willing to help preserve the site. Over the next fifteen years, a series of cutbacks in the AFRH budget made the situation increasingly critical. All AFRH funds have to be used for the Home's primary responsibility of operating a retirement

community to serve U.S. veterans. The Home can direct only very limited funds toward the upkeep of the cottage and other historic buildings.

In 1998, the National Trust for Historic Preservation joined the AFRH as a partner in the efforts to preserve and interpret President Lincoln's wartime retreat. In October 1999, the National Trust signed a formal cooperative agreement with the AFRH to work on the preservation of the site. In November 1999, Congress authorized funds for this Special Resource Study to determine whether the Soldiers' Home cottage should become a National Park System unit or an affiliated area of the National Park Service. Subsequently, the NPS signed a cooperative agreement with the Trust, effective June 1, 2000, to complete the study. The Special Resource Study also considers a "No Action" alternative for NPS involvement, even though at a minimum the National Park Service has a consulting role to perform vis-à-vis the Monument (as prescribed by the national monument designation) unless that role is altered by Congress.

### *Study Purpose and Process*

The purpose of this study is to determine the suitability and feasibility of including the President Lincoln and Soldiers' Home National Monument as a unit of the National Park System unit, as an affiliated area of the National Park System, or as a site requiring "no action" other than the consulting role described by the executive proclamation declaring the site a national monument. To fulfill the requirements of the legislation authorizing the study, this document:

- provides an introduction to the site;
- affirms its significance;
- evaluates the suitability of National Park Service involvement with the site;
- identifies the interpretive potential of the site;

- evaluates the feasibility of restoring the site and opening it to the public;
- offers three management alternatives; and
- identifies the most effective and efficient alternative for protecting and preserving the site for the public.

The process used to develop this document involved a thorough review of past studies and reports on the site, and additional research on the Lincoln years at the Soldiers' Home. The process also included consultation with Lincoln scholars, with other Lincoln and Civil War sites in Washington, DC and elsewhere, and with comparable historic sites around the country that are open to the public. Residents of the AFRH and other interested stakeholders were brought into the process through systematic outreach by National Trust staff and through a formal public meeting held to gain input on a draft version of the study.

### *Overall Finding*

The overall finding of this study is that the President Lincoln and Soldiers' Home National Monument is a site with great historical significance and the potential to bring the conduct and legacy of Abraham Lincoln's presidency to life for future generations. While the site is largely unchanged from Lincoln's day, its physical deterioration poses very real threats to its future. With the designation of the site as a national monument, a major opportunity exists to preserve the site and use it to illuminate the thoughts, actions, and daily life of one of our nation's greatest presidents.

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1. See Carpenter, F.B., Six Months at the White House, p.22-23, and Lincoln Day by Day: A Chronology, Vol. III, Earl Schenk Miers, ed., p.140

## *I. Introduction to the Site*

### *Description of the Site*

The President Lincoln and Soldiers' Home National Monument consists of an early Gothic Revival style cottage on 2.3 acres approximately three miles north of the Capitol in Washington, DC. The cottage is a large two and one-half story masonry building, with a stucco exterior. It contains two full stories, a finished attic, and a basement. The grounds immediately around the cottage are largely open and planted with ornamental trees and shrubs.

The Monument is under the jurisdiction and management of the Armed Forces Retirement Home-Washington, and is located at the northern end of the 300-acre AFRH campus. The Monument is part of the historic core of the campus. The Soldiers' Home historic core was designated a National Historic Landmark (NHL) in 1974. The NHL includes six acres, the cottage, and three buildings constructed between 1851 and 1857: Sherman Building South, which served as a dormitory, hospital, and administrative building for the newly established Soldiers' Home, and Quarters 1 and 2, built as residences for the Home's Governor and Deputy Governor. See Appendix 5 for the text of the National Historic Landmark Nomination Form that became the basis for the site's NHL designation.

The AFRH campus is bordered by Rock Creek Cemetery and the Le mond-Riggs neighborhood to the north, the North Michigan Park and Brookland neighborhoods and Catholic University to the east, and the Petworth neighborhood to the west. Major institutional neighbors to the south of the AFRH campus include a large medical



complex made up of Washington Hospital Center, the Veterans' Administration Hospital, Children's Hospital, and the National Rehabilitation Center. Howard University is located somewhat further south and west of the site. On the grounds of Catholic University are two sites of visitor interest: the Basilica of the National Shrine of the Immaculate Conception and the Pope John Paul Cultural Center.

### ***A Century and a Half of History***

The site now known as the President Lincoln and Soldiers' Home National Monument was built as a private country residence in 1842-43. The site has served as a retreat for at least four U.S. presidents and a retirement home for generations of American veterans since the United States government purchased it in 1851. The property has enjoyed a number of different names: Corn Rigs, the Military Asylum, the Soldiers' Home, Anderson Cottage, and now the President Lincoln and Soldiers' Home National Monument. Each name marks an important era in the history of the site.

- ***Corn Rigs***

The cottage Lincoln and his family retreated to seasonally during the turbulent Civil War years was built in 1842-43 as a country estate for George Washington Riggs, Jr., a prominent Washington, DC banker. Located in a rural portion of the District of Columbia known then as Washington County, the land once had been part of a large plantation called Pleasant Hills. The hills provided escape from the summer heat and offered panoramic views of the emerging capital city for businessmen like Riggs who were able to afford country seats.

Riggs purchased approximately 50 acres of the former plantation and proceeded immediately with the design and construction of a house for his wife and growing

family. He called his property "Corn Rigs," thereby combining references to the corn fields on the land and the Scottish word "rig," meaning furrow, while also making a play on his own name.<sup>1</sup> The original cottage is thought to have consisted of a two and a half-story gabled residence, with three rooms, a hall, and china closet on the first floor; three bedrooms, two small dressing rooms, one closet and hallway on the second floor; and four rooms in the garret. This basic core of the house has remained fundamentally unchanged from Riggs' day to the present.

The Riggs family lived at Corn Rigs for almost a decade, buying additional acreage as it became available. In 1851, George Riggs offered to sell his house and 200 acres, and an adjacent 56 acres he arranged to buy, to the U.S. government as a site for the first U.S. "military asylum," soon to be known as the Soldiers' Home.

#### • *The Soldiers' Home*

In 1833, President Andrew Jackson's Secretary of War had prepared a report for Congress decrying the lack of any provision to provide shelter or support for retired soldiers. As a result of the report, a bill was introduced in Congress to establish an army retirement home. The bill failed and, despite repeated attempts over two decades, it was not until 1851 that the leadership of three men finally made the nation's first military asylum a reality.

Major General Winfield Scott, General-in-Chief of the Army from 1841 to 1861, and Brevet Major General Robert Anderson, who was the commander in charge of Fort Sumter at the outbreak of the Civil War, led the successful charge to establish the retirement home. They were aided in the cause by Jefferson Davis, Senator from Mississippi and later President of the Confederacy, who introduced legislation to

establish a home. The legislation, finally enacted by Congress in March 1851, called for the immediate purchase of one or more sites to serve as a military asylum. The asylum was to be financed from a variety of sources including fines from the Mexican American War and deductions of 2.5 cents on the dollar from the salaries all enlisted men.

In December 1851, the U.S. government purchased the Riggs estate, along with a neighboring estate, to serve as the site of the first permanent retirement home for enlisted soldiers. In 1852, retired military residents moved into the former Riggs cottage and it served as their residence until 1857, when the first new structure on the property, Scott Hall - now known as the Sherman South Building - was completed. That same year, General Scott, then Governor of the Home, invited President Buchanan to make the asylum his summer residence. Historical records suggest that high-ranking military officers at the asylum were housed in the Riggs cottage, while President Buchanan stayed in Quarters 2. In a letter to his favorite niece in October 1857, Buchanan wrote that he slept much better at the asylum than at the White House.<sup>2</sup>

In 1859, the Army Appropriation Act changed the official name of the asylum to "The Soldiers' Home," and in 1862, the Soldiers' Home welcomed its most famous resident, President Abraham Lincoln, and his family. The Lincolns moved into the Riggs cottage in June of 1862 and lived there from late June or early July until late October or early November from 1862-1864. Lincoln was already making plans for his return to the cottage in the early spring of 1865 when he was assassinated.

After Lincoln's assassination in 1865, President Andrew Johnson was offered the use of the cottage. Johnson declined and the cottage was used as a hospital for the Soldiers' Home until 1876. In 1876, when it looked as though Congress would not



adjourn for the summer, President Grant was offered the cottage and made initial arrangements to stay there, but Congress did adjourn and Grant went instead to his regular summer home at Long Branch on the Jersey shore. The cottage resumed its role as a presidential retreat when President Rutherford B. Hayes stayed there during the summer months from 1877 to 1881. President James A. Garfield had accepted an invitation to stay at the cottage in 1881, but he was assassinated before he had a chance to move in. His successor, President Chester A. Arthur, lived in the cottage during November and December of 1882, while the Executive Mansion was being restored. Arthur was the last president to stay at the Soldiers' Home.

So ended an extraordinary era in the history of the Monument. For twenty-five years, this cottage at the Soldiers' Home had housed presidents and the countless high-ranking governmental officials and military officers who came to do business with them at their country retreat. The Soldiers' Home served as a kind of 19<sup>th</sup> c. Camp David in our nation's history.

- *Anderson Cottage*

In 1884, the original Riggs cottage was returned to use as an infirmary, and in 1886, when other dormitories became overcrowded, the cottage was used as overflow residential space. President Lincoln and his wife had always referred to their summer cottage as "The Soldiers' Home," but in January 1889, the cottage was formally named the Anderson Building, for the late Brevet Major General Robert Anderson, in recognition of his role as one of the primary founders of the Home. The Soldiers' Home continued to expand over the next hundred years, and the cottage was used for a variety of purposes. It continued to be known as the Anderson Building, or more often

“Anderson Cottage,” until its formal designation as the President Lincoln and Soldiers’ Home National Monument in July 2000.

## ***The Site Today***

The President Lincoln and Soldiers' Home National Monument, located on the Armed Forces Retirement Home-Washington campus, remains an integral part of the history and everyday life of this 151- year old military retirement community. Perhaps what strikes one most when visiting the site for the first time is the air of tranquility that prevails even today. It is not hard to imagine the attraction this place had for President Lincoln and his family during the darkest days of the Civil War.

### **• *The National Monument***

The exterior of the Monument remains mostly unchanged from Lincoln's day. The verandah was extended across the front of the house either during or shortly after the Lincoln period and a few minor features, including an exterior enclosed elevator and a wind screen on the verandah, have been added in more recent years. The interior floor plans are basically as they were when the Lincolns lived in the cottage, although the basement level appears significantly altered from its earlier use as a kitchen. The cottage retains the original fireplace mantles, some of the original windows and interior shutters, and possibly other original features. According to the historic structure report completed in 1985, and confirmed by more recent inspections, the exterior of the building is in relatively good condition, while the interior continues to deteriorate. Due to years of declining budgets, the AFRH has only been able to do minimal, emergency maintenance on the inside of the building. The AFRH vacated its Public Affairs Office from the cottage in July 2001. The historic building is now empty.

The land immediately around the Monument looks much as it does in photographs and lithographs from the 1860s. The Monument site does include three

ancillary structures added since the Lincoln period: a water tower erected in 1893, a bandstand built in 1906, and a gazebo on the north side of the cottage, for which the construction date is unknown.

- *The AFRH Campus*

The 320-acre campus of the Armed Forces Retirement Home-Washington, which provides the setting for the National Monument, is federally-owned and operated by the AFRH for the benefit of the retired veterans who live there. A considerable amount of land has been bought and sold by the Home since it was first established in 1851. Today, the campus includes residence halls for about 1000 residents, a cafeteria, a health center, banking facilities, a post office, three chapels, and various recreational facilities, including a wooded area with walking trails and a nine hole golf course.

The six-acre National Historic Landmark, which includes the President Lincoln and Soldiers' Home National Monument, is located at the north end of the AFRH campus. While there have been some changes to the 3.7 acres and three buildings (Sherman, Quarters One and Two) that comprise the remainder of the NHL outside the 2.3 acre Monument boundaries, the original historic core is largely intact. The planners who first designed the Soldiers' Home site included a number of interior roads in the circulation system and the Home still has many of these original roadways, including several within the NHL boundaries. Additionally, much of the original vegetation pattern appears to survive so the overall park-like qualities of the site have been preserved. Even now, in the site's unrestored state, visitors are able to get a reasonable sense of what the site might have been like in President Lincoln's day.

- *Future Threats*

AFRH residents take great pride in the Home and its history. A number of them have served as volunteers at the Monument by giving tours to visitors. While the AFRH is a independent federal agency, the Home is not funded with U.S. Treasury dollars. Instead, a permanent trust fund, established over 150 years ago and supported by monthly 50 cent per payroll deductions from active duty enlisted servicemen and women, along with fines and forfeitures and resident fees, provide the funds to operate the Home. Budget cutbacks associated with military downsizing in the early 1990s have caused the Home to discontinue use of many of its historic structures, for they are considerably more costly to operate and maintain than the newer, more energy efficient structures on the campus. This change in building use places all of the historic buildings, including the President Lincoln and Soldiers' Home National Monument, in considerable jeopardy. Without the infusion of money and effort, this extraordinary presidential site will continue to deteriorate and will not be restored and interpreted for public benefit.

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1. Geier Brown Renfrow, Anderson Cottage Historic Structure Report, p. 11.
  2. Goode, Paul R., The United States Soldiers' Home, p. 62.



## *II. National Significance*

A single set of criteria for national significance is used to evaluate potential National Park System units and affiliated areas. A resource is considered nationally significant if it:

- is an outstanding example of a particular type of resource;
- possesses exceptional value or quality in illustrating or interpreting the natural or cultural themes of our nation's heritage;
- offers superior opportunities for public use and enjoyment; and
- is a relatively unspoiled example of the resource.

The President Lincoln and Soldiers' Home National Monument clearly meets these criteria. Its designation as a National Monument in July 2000 confirms its significance as a place of outstanding importance in American history that belongs in the top tier of historic sites in this country.

### *Premier Presidential Site*

The major significance of the President Lincoln and Soldiers' Home National Monument comes from the fact that President Lincoln and his family lived at this site approximately five months every year from 1862 to 1864, as Lincoln guided our nation through arguably the most perilous time in its history.

In 1863, Noah Brooks, a young California journalist and close friend of the President, provided this general description of the Home and its most famous occupant.

"The Soldiers Home...is a large, fine building built of stone [sic], in castelated style, about two miles and a half from Washington, due north. The grounds are extensive and beautiful, and belong to the Government, which erected the large central building for disabled, homeless soldiers of the regular service...Near the central building are several two-story cottages, built of stone, in the Gothic style, and occupied by the Surgeon in charge, the Adjutant General and other functionaries, and one is occupied during the Summer by the President and family. Mr. Lincoln comes in early in the morning and

returns about sunset, unless he has a press of business - which is often - when he sleeps at the White House..."<sup>1</sup>

President Lincoln made his first visit to the Soldiers' Home in March 1861, three days after his inauguration, presumably to consider its suitability as a summer retreat. However, with the onset of the Civil War, more than a year elapsed before the Lincoln family actually took up residence at the Home in June 1862. The death of their son Willie earlier that spring had thrown both parents into deep mourning and made a retreat from the heat of the city and the chaos of the Executive Mansion a great relief.

Over the course of that first summer at the cottage, Lincoln grappled with the lack of success of the Union army. He received constant criticism and second-guessing about his conduct of the war and great pressure from abolitionists to emancipate the slaves. After initial reservations, Lincoln came to believe that freeing the slaves was the only way to win the war and preserve the Union, and he proceeded to draft an Emancipation Proclamation. When Lincoln first showed the draft to his Cabinet on July 13, 1862, many Cabinet members argued that, given the number of recent Union Army reversals, the time was not right for emancipation which might be perceived as the last action of an exhausted government. Lincoln was persuaded to put it aside temporarily, but the matter was never far from his mind.

A variety of accounts of the events surrounding the creation of the Emancipation Proclamation involve President Lincoln preparing one or more drafts at the Soldiers' Home. Many of these accounts are personal recollections like that of the young artist Francis B. Carpenter, who spent a considerable amount of time with the President as Carpenter was painting a picture he called *First Reading of the Emancipation*



*Proclamation of President Lincoln.* In his book, Six Month's at the White House,

Carpenter recounts the President telling him:

“Finally came the week of the battle of Antietam. I determined to wait no longer. It was...when the news came, I think, on Wednesday, that the advantage was on our side. I was then staying at the Soldiers' Home. Here I finished writing the second draft of the preliminary proclamation; came up on Sunday; called the Cabinet together to hear it and it was published on the following Monday.”<sup>2</sup>

The connection between the President Lincoln and Soldiers' Home National Monument and Lincoln's development of the Emancipation Proclamation is reinforced by two entries in Lincoln Day by Day: A Chronology, a detailed diary of Lincoln's actions that synthesizes a wide range of records and accounts of the Lincoln's activities. One, dated 6/18/1862, says, “The President and Vice President (Hamlin) ride horses to Soldiers' Home for the evening meal. After dinner, they retire to the library and behind locked doors Lincoln reads a draft of the Emancipation Proclamation.”<sup>3</sup> Another entry two months later on 9/17/1862, says: “At the Soldiers' Home, completes the second draft of the preliminary Emancipation Proclamation.”<sup>4</sup>

Lincoln considered his signing of the Emancipation Proclamation his single greatest contribution. “I never, in my life, felt more certain that I was doing right than I do in signing this paper. If my name ever goes into history it will be for this act, and my whole soul is in it.”<sup>5</sup> Evidence uncovered to date that Lincoln actually wrote one or more drafts of the Emancipation Proclamation at the President Lincoln and Soldiers' Home National Monument is incomplete and more research is underway to confirm this. However, no one questions President Lincoln's intimate connection to this site during the summer and early fall of 1862 when Lincoln struggled with the content and timing of one of the most important documents and decisions in American history.

As the war raged on through the summers of 1863 and 1864, Lincoln continued his round-the-clock attention to the nation's business. He received many visitors at the Soldiers' Home, among them Vice President Hannibal Hamlin, Secretary of War William E. Seward, Senator Orville Browning of Illinois, and a host of others. The fact that the cottage exterior and interior are hardly changed from when President Lincoln and his family lived there means visitors can experience settings Lincoln himself inhabited during this time of great national crisis. Without question, the Lincoln years, the connection to the Emancipation Proclamation, and the use of the Soldiers' Home as a presidential retreat for 25 years give the Monument first rate significance as a presidential site.

### *Significance in U.S. Military History*

A number of circumstances and events give the President Lincoln and Soldiers' Home National Monument an important place in military history as well. The site has the distinction of being the first permanent federal home for retired veterans in this country. Military and congressional leaders had sought establishment of such a home for over 20 years. When the legislation finally passed in 1851, there was considerable infighting among military and civilian leaders representing different regions of the country about where this new retirement home should be located. The fact that most of the Commissioners who would be governing the Home were located in Washington, DC, led to the eventual purchase of the Riggs estate. Although long since expanded into adjacent buildings on the site, and renamed several times, the military retirement home established at the site in 1851 has been in continuous operation since its founding, and therefore, has played a unique role in U.S. military history.

For several months each year from 1862-64, the President Lincoln and Soldiers' Home National Monument also served as one of many bases of operation for President Lincoln in his role as Commander-in-Chief of the Army. Lincoln conferred with military leaders as he made his daily commute between the Executive Mansion and the Soldiers' Home. These leaders visited with him at the cottage and sometimes, they talked strategy together late into the night. Scott Hall (now known as Sherman South) was constructed in 1857 adjacent to the original Riggs cottage at the highest point on the Soldiers' Home site. The location also happens to be the third highest site in the entire District of Columbia (328 feet above sea level). The tower of Scott Hall was used throughout the Civil War as a signal platform from which also to observe the maneuvers of the Confederate forces. In the summer of 1864, Lincoln and a group of government officials climbed the tower to witness a demonstration of Morse signaling from the tower to the roof of the Smithsonian Institution.<sup>6</sup> That same summer of 1864, to try to take some of the Union pressure off the city of Richmond, General Jubal Early made a move to capture Washington, DC. He got as far as Fort Stevens, located about two miles north of the Soldiers' Home. The battle raged for two days after which time Early retreated. He wrote in his memoirs, "We could not move to the right or left without its being discovered from a signal station on the top of the 'Soldiers' Home', which overlooked the country, and the enemy would have been enabled to move in his works to meet us."<sup>7</sup> General Early's account suggests the observation tower at the Soldiers' Home was a significant factor in the ability of the Union Army to withstand his assault on Fort Stevens and keep the nation's capital from falling into the hands of the Confederacy.

## *Architectural Significance*

In addition to its significance as Lincoln's seasonal retreat and its place in U.S. military history, the President Lincoln and Soldiers' Home National Monument has significance in the development of architectural and landscape traditions in this country.

The Monument is an excellent early example of the Gothic Revival style of architecture. The cottage is a large two and a half-story masonry structure comprised of a main section and two wing additions. Its multiple intersecting gables, projecting bays, and decorative chimneys, brackets and finials, give the cottage its irregular picturesque characteristics typical of Gothic Revival design described in Andrew Jackson Downing's book Victorian Cottage Residences (1842). Downing was one of the first important American home and landscape designers, and the success of his book led to the rapid popularization of the rural Gothic cottage in the mid-19th century. While there is no documentation that Downing was directly involved in the design of the Riggs estate, the cottage clearly reflects Downing's design elements and philosophy. "The prominent features conveying expression of purpose in dwelling-houses are the chimneys, the windows, and the porch, veranda, or piazza; and for this reason, whenever it is desired to raise the character of the cottage or villa above mediocrity, attention should first be bestowed on those portions of the building."<sup>8</sup> The cottage at the Soldiers' Home is one of the earliest known, intact examples of the Gothic Revival style as popularized by Downing.

The three buildings besides the President Lincoln and Soldiers' Home National Monument that make up the historic core of the AFRH: Sherman South, and Quarters One and Two were designed by Lt. Barton S. Alexander, a leading architect and

construction engineer of his day. Alexander had worked on the Smithsonian Castle building and the U.S. Military Academy at West Point. The large building directly adjacent to the Riggs' cottage, Sherman South (called the Scott Building in the 19<sup>th</sup> century), combined details of Gothic Revival and Italianate style, including a central tower and stone construction, features also found in Alexander's Cadet Mess at West Point. Simultaneous with the construction of Sherman South, Alexander designed and oversaw the construction of Quarters One and Two. Built between 1851 and 1857, these two residences, although much smaller, bear a strong resemblance to Sherman South. All are built of New York marble, have similar form and massing, round arched windows above the entrance, and other similar architectural details. While these three structures lie outside the boundaries of the National Monument, their presence in close proximity to the Monument provides important visual and historical context for the site.

The design of the grounds around the original Riggs home is also believed to have been influenced by Andrew Jackson Downing and by Frederick Law Olmsted, another of America's important landscape designers of the mid-1800s. Downing was designing the grounds for the Smithsonian Institution and the National Mall in Washington at the time Riggs was creating his country estate. Frederick Law Olmsted was the lead designer for Central Park in New York City and worked on numerous projects in Washington, DC, during the Civil War, including the U.S. Capitol. As with the cottage design, there is no evidence that either Downing or Olmsted was directly involved with the design of the grounds of the Riggs Estate. However, the design elements that Downing and Olmsted promoted - preserving and emphasizing natural topography and scenery; limiting the amount of formal design to areas very close to

buildings; keeping open lawns and meadows in large central areas; using native trees and shrubs; and providing circulation through wide, curving paths and roads - were all found at the Riggs' estate.

In his book The War Years, Carl Sandburg suggests Lincoln had a special appreciation for the landscape surrounding his country retreat at the Soldiers' Home.

"Out at the Soldiers' Home, three miles from the White House, were trees and cool shade, long sweeps of grassy land. In its five hundred acres were drives that overlooked the city, the Potomac, and wide landscapes. Here were catbirds, blackbirds, wrens, the whistling fox sparrow, the orchard starling in the forenoon, and thrushes at all hours of the day...In the birds and flowers Lincoln had only a passing interest. But there were trees - oak, chestnut, and beech - maple and cypress and cedar - and they gave rest and companionship."<sup>9</sup>

Despite all the changes that have occurred at the AFRH, the landscape setting for the President Lincoln and Soldiers' Home National Monument seems to maintain some of its original features. The lawn, the basic circulation pattern, and some of the other vegetation around the cottage closely resemble early lithographs from the 1860s and give the visitor a sense of the country haven that welcomed the Lincoln family so long ago.

### ***Formal Recognition of Significance***

The President Lincoln and Soldiers' Home National Monument's status as an important presidential site and its place in American military, architectural and landscape history have been recognized at both the federal and local levels. The first formal recognition of significance came with the designation of the original Riggs cottage, the Sherman Building, the two Governor's residences, and 6 acres surrounding these buildings as a National Historic Landmark in 1974. This designation automatically placed the cottage on the National Register of Historic Places and made it



subject to the provisions of the National Historic Preservation Act of 1966. The cottage is also a Landmark under the District of Columbia's Historic Landmark and Historic District Protection Act. The cottage received its highest recognition of significance when President Clinton declared it and several surrounding acres the President Lincoln and Soldiers' Home National Monument on July 7, 2000. This designation brings with it the requirement that a formal management plan be developed for the site by the Armed Forces Retirement Home, in consultation with the Secretary of the Interior through the National Park Service.

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1. Brooks, Noah, Lincoln Observed, p. 57.
  2. Carpenter, F. B., Six Months at the White House, p. 22-23.
  3. Lincoln, Day by Day: A Chronology, Vol. III, Earl Schenk Miers, ed., p. 121.
  4. *Ibid*, p. 140.
  5. Quoted by James McPherson, Jefferson Lecture, Washington, D.C., March 27, 2000.
  6. Lincoln Day by Day: A Chronology, Vol. III, Earl Schenk Miers, ed., p. 280.
  7. Early, Jubal Anderson, War Memoirs, p. 391.
  8. Geier Brown Renfrow, Anderson Cottage Historic Structure Report, p. 75.
  9. Sandburg, Carl, Abraham Lincoln: The War Years, Vol. II, p. 271.





### *III. Suitability*

National Park Service policies require that any site being considered as a new unit of the National Park System or as an affiliated area of the National Park System be evaluated not just in terms of its national significance, but also in terms of its suitability for inclusion.

The major suitability criteria for a new park unit are:

- whether a site is able to illuminate important themes and events in American history;
- whether those themes and events are already adequately interpreted at existing National Park Service sites; and
- whether some arrangement other than NPS management can provide adequate protection of the resource and opportunities for public enjoyment.

In the case of affiliated areas, the criteria address, in addition to significance:

- whether a site needs some special technical assistance beyond what is available through existing NPS programs;
- whether a cooperative arrangement with the NPS will be adequate to assure long term protection of the site; and
- whether an acceptable standard of operations and financial accountability can be established and maintained.

This chapter examines whether the President Lincoln and Soldiers' Home National Monument is able to illuminate important themes and events and whether those themes and events are already adequately interpreted. Other suitability criteria relate to the suitability of various management approaches and are addressed in the chapter on management alternatives.

## *Thematic Importance*

When Abraham Lincoln took office in 1861, seven states had seceded from the Union and war was imminent. At the outset, Lincoln focused on overcoming the resistance of the rebel states and preserving a unified government. As the war stretched on and the stakes became higher, Lincoln came to see that emancipation of the slaves was not only morally right, but essential to victory. He changed his strategy from one of limited response to one of total war, and in the process transformed the political, social, and economic landscape of the country forever. The U.S. entered the Civil War as a country of loosely united states, many of which sanctioned slavery – a position at moral odds with some of the most fundamental principles in our Declaration of Independence and Bill of Rights. At the time of Lincoln’s death, a mere four years later, the country had united behind an extraordinary leader to end slavery and launch itself on a course of becoming a more powerful, unified nation, committed to more fully realizing the initial visions of the founding fathers.

A number of Civil War scholars have called the events of 1861-1864 the second American Revolution. This short period in history saw an unprecedented assertion of power by our national government over rebellious states, the end of slavery, and a dramatic shift in the balance of power between the North and the South. Mark Twain said the Civil War “uprooted institutions that were centuries old, changed the politics of a people, transformed the social life of half the country, and wrought so profoundly upon the entire national character that the influence cannot be measured short of two or three generations.”<sup>1</sup>

President Lincoln guided the nation intellectually and inspirationally through that revolution. He understood the grave import of what was taking place, and considered it a watershed event for the world as well as this country.

“Fellow-citizens, we cannot escape history. We of this Congress and this administration will be remembered in spite of ourselves...The fiery trial through which we pass will light us down, in honor or dishonor, to the latest generation...We know how to save the Union. The world knows we do know how to save it...In giving freedom to the slave, we assure freedom to the free - honorable alike in what we give and what we preserve. We shall nobly save or meanly lose the last, best hope of earth.”<sup>2</sup>

Given the fact that Lincoln and his family lived at the Soldiers’ Home during a substantial part of this transformational era in American history, the site offers a unique setting in which to interpret the towering intellectual and political legacy of Lincoln’s presidential years. Lincoln’s family life, Civil War Washington, and the role of the Soldiers’ Home are other natural interpretive opportunities. In addition to these site specific topics, broad themes in American history that could be included in interpretive activities at the site include: the complex legacy of the founding fathers; the evolution of American democracy; African Americans’ road to freedom; and the role of presidential leadership during times of crisis.

### ***Existing Interpretation***

Research conducted for this study confirmed that, while there are many publicly and privately owned Lincoln and Civil War sites around the country, there is no historic site with direct personal ties to Lincoln that is dedicated to interpreting the Lincoln *presidential* years and legacy.

- ***NPS Lincoln Sites***

The National Park Service has seven sites in its collection that interpret some portion of Lincoln's life and contributions.

***The Abraham Lincoln Birthplace National Historic Site in Hodgenville, Kentucky.*** This site consists of a memorial building set in the culturally significant landscape of Sinking Spring Farm, the original Lincoln family farm. The Lincoln birthplace has about 250,000 visitors a year and the interpretive focus is on Lincoln's humble beginnings and pioneer life in Kentucky in the early 1800s.

***The Lincoln Boyhood National Memorial in Lincoln City, Indiana.*** This site focuses on the young Lincoln, from 1816 to 1830, when the family had left Kentucky and moved to Indiana. The site handles about 160,000 visitors per year. It uses its memorial visitor center, a living farm, and a pioneer cemetery, that includes Lincoln's mother's gravesite, to tell stories about Lincoln's boyhood years. It also includes a "Trail of Stones" with brass markers reviewing some of the major events in Abraham Lincoln's life.

***The Lincoln Home National Historic Site in Springfield, Illinois.*** In 1837, Lincoln arrived in Springfield, Illinois, and lived there until 1861, when he moved to Washington to serve as president. The Lincoln Home National Historic Site handles about 400,000 visitors per year. The site uses its visitor center and tours of the Lincoln family home and the restored four-block area around it to provide extensive interpretation of Lincoln family life during the Springfield years, and Lincoln's emergence as a major political leader.

***The White House, Washington, DC.*** The White House, also known in Lincoln's time as the Executive Mansion, was home to Lincoln and his family during his presidential years. There is no specific interpretation of the Lincoln presidency at the White House, except the Lincoln bedroom, which is in a portion of the house not open to the public, and actually was used by Lincoln as an office, not as a bedroom.

***The Lincoln Memorial, Washington, DC.*** The Lincoln Memorial, completed in 1922, was designed as a tribute to Lincoln. The memorial includes a large statue of the President and some of his most famous words etched in stone. Visitors take self-guided tours of the monument. There is a small museum at ground level, but annual visitation levels in excess of four million people make any in-depth interpretation at this site impossible.

***Ford's Theatre, Washington, DC.*** Ford's Theatre, and the Petersen House across the street where Lincoln was taken after he was shot, provide the most in-depth interpretation of the Lincoln presidency of any National Park Service site. Interpretation at Ford's Theatre concentrates primarily on Lincoln's assassination. The museum in the basement of the theater contains some artifacts from the Lincoln presidential years and has some interpretive exhibits on the Civil War, Lincoln's political campaigns, and the Lincoln White House. This site is stretched to capacity, serving over a million visitors a year.

***Mount Rushmore National Memorial, Keystone, S.D.*** At Mt. Rushmore, Lincoln's face has been carved on a mountainside along with the faces of Presidents George

Washington, Thomas Jefferson, and Theodore Roosevelt. The interpretive focus at the Mt. Rushmore Memorial is on the creation of this massive sculpture and on a few major accomplishments of each of the four presidents.

All of these sites interpret important parts of Lincoln's history, however, the National Park Service does not have a park unit or affiliated area that offers a comprehensive interpretation of the Lincoln presidency and its legacy.

- ***Civil War Sites in Washington, DC***

In addition to the White House, the Lincoln Memorial and Ford's Theatre, there are many other sites in Washington, DC, related in some way to Lincoln's presidency and the Civil War. Some of these are buildings that existed in Lincoln's day, others are statues and memorials erected in honor of the President or to commemorate various aspects of the Civil War and African American history in the nation's capital. Some of these sites are owned by the National Park Service, others are privately owned.

The DC Heritage Tourism Coalition, a ninety-member consortium of public, private and non-profit partners committed to tourism development in Washington, DC, has taken a leadership role in identifying Civil War sites in the District and directing visitors to them. In 2001 the Coalition produced a bestseller booklet called "Civil War to Civil Rights" that guides visitors on a Civil War to Civil Rights trail throughout Washington. The booklet includes a map and short descriptions of key sites in and around the city. The following are just some of the sites highlighted on that tour.

***The Willard Inter-Continental Hotel.*** The Lincolns stayed in the original Willard Hotel at 1401 Pennsylvania Avenue prior to Mr. Lincoln's first inauguration in 1861. Their hotel bill is on display in the hotel lobby. The Willard still operates as a private hotel and a brochure on the hotel's history is provided at the front desk.

***The Frederick Douglass National Historic Site.*** The Frederick Douglass National Historic Site was the home of the famous African-American abolitionist Frederick

Douglass. Although Douglass didn't move to this house until 1877, he was a friend and advisor to Lincoln and visited the Executive Mansion several times during the Lincoln presidency. This National Park Service site is open to the public daily. The orientation video and tours at the site focus on Douglass' life and contributions, without any specific attention to his friendship with Lincoln and their collaboration on issues related to gaining freedom and rights for African Americans. Exhibits in the small museum associated with the house do include a cane of President Lincoln's given to Douglass by Mary Lincoln after the President's assassination.

***Fort Stevens.*** This fort, part of a circle of 68 forts built to defend the city of Washington during the Civil War, is located at 13<sup>th</sup> and Quackenbos Streets, NW. It was the site of the only Civil War battle that took place within the District of Columbia. On July 11, 1864, the fort was attacked by Confederate troops and President Lincoln rode out to observe the battle. The site, which is owned and managed by the National Park Service, has been partially restored and includes a few interpretive signs.

***Battleground National Cemetery.*** Battleground National Cemetery at 6625 Georgia Avenue, NW, was established shortly after the Battle of Fort Stevens in the summer of 1864, and dedicated by President Lincoln. It is owned by the National Park Service and is open to the public.

***Surratt Boardinghouse.*** In Lincoln's day, the Surratt Boarding House, located at 604 H Street, NW, was owned by Mary Surratt. Her son John was one of John Wilkes Booth's co-conspirators. The men stayed at the boarding house while they were plotting to assassinate Lincoln. After the assassination, Mary Surratt, a southern sympathizer, was tried, convicted and hanged for her role in Lincoln's murder. Today this site is privately owned and operated as a Chinese restaurant. There is a plaque on the front of the building, but there is no on-site interpretation.

These are just some of the important Lincoln-related sites identified in the DC Heritage Tourism Coalition brochure on Civil War Washington. In addition to preparing the brochure on Civil War Washington, the Coalition identified the Civil War as a theme with major interpretive potential in the District in their 1999 publication Capital Assets: A Report on the Tourist Potential of Neighborhood Heritage and Cultural Sites in Washington, D.C. and subsequently published, in 2001, a guide entitled Civil War to Civil Rights: Downtown Heritage Trail.



### • *Other Lincoln-Related Sites and Organizations Around the Country*

There are many museums and university study centers that have been established to promote scholarship and education related to Abraham Lincoln and his extraordinary contributions. Some of the best known facilities include: The Lincoln Museum in Fort Wayne, Indiana; The Abraham Lincoln Museum and Lincoln Memorial University in Harrogate, Tennessee; the Lincoln College Museum and Lincoln College, in Lincoln, Illinois; and the Lincoln Studies Center at Knox College, in Galesburg, Illinois. There are also numerous national, state and local Lincoln scholarly associations like the Abraham Lincoln Association and the Lincoln Forum. A more complete list of Lincoln sites and organizations is available from the Lincoln Home National Historic Site in Springfield, Illinois.

In addition to existing museums and study centers, the state of Illinois is in the process of raising funds to build a major Abraham Lincoln Presidential Library in Springfield, Illinois. The Library will be built in two sections. One section will house the State's sizeable collection of Lincoln documents and manuscripts. The museum portion of the Library will exhibit artifacts from the state's Lincoln Collection and will feature exhibits and multi-media presentations that tell the Lincoln story.

### *The Missing Link*

All of the existing Lincoln sites, museums and study centers have important roles to play in helping visitors and scholars understand the life and contributions of our sixteenth President. However, none of them provides in-depth interpretation of Lincoln's presidency in an historic setting with direct ties to Lincoln himself. The President Lincoln and Soldiers' Home National Monument is just three miles north of



the Capitol, virtually unchanged from the days when Lincoln and his family made it their home for several months every year. The site provides visitors an opportunity to stand in places where Lincoln read, slept, played with his children, and met with his advisors, and to learn about the years of 1862-64, when the President struggled to manage the war and preserve our young democracy. It is hard to imagine a more appropriate site to educate visitors about the events of the Civil War and the life and thinking of the President who guided our nation through these perilous times.

In addition to providing a missing link in the chain of sites that relate Lincoln's history, the Monument can serve as a catalyst for integrating interpretive efforts among this and other Lincoln, Civil War, and African American history sites. The Monument could become part of a national Lincoln trail connecting Lincoln's birthplace in Kentucky, his boyhood home in Indiana, and his family home in Illinois, with the Lincoln family years in Washington. It could become part of a Civil War trail that connects Lincoln's time in Washington with the conduct of the war, and explains how Lincoln's decisions affected the outcome of the war. Finally, the Monument could become part of the Washington, DC Black History National Recreation Trail, developed by the National Park Service, that includes the Mary McLeod Bethune Council House National Historic Site, Lincoln Park, the Frederick Douglass National Historic site, and other sites as well.

### ***Overall Suitability***

Without question, this site is a highly suitable setting in which to educate visitors about Lincoln's life as president and his tremendous political and intellectual legacy.

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1. See McPherson, The Second American Revolution, p. 24.
  2. See Stern, Philip Van Doren, ed., The Life and Writings of Abraham Lincoln, p. 745.



#### ***IV. Interpretive Potential***

The President Lincoln and Soldiers' Home National Monument is a site with great interpretive potential. During the summers of 1862-64, the Lincolns moved their household - the family, personal servants, and some of their furniture - to the cottage at the Soldiers' Home, and the President commuted back and forth to the White House to conduct business. As the only place other than the White House where the Lincoln family lived during Lincoln's presidency, the Monument provides a perfect setting in which to weave together stories about the public and private lives of President Lincoln. A rich and growing body of research on the Lincoln presidency can be used to develop a dynamic educational and interpretive program for the site around the major themes of the Lincoln legacy, family life at the cottage, and life in the capital city during the Civil War.

##### ***The Lincoln Legacy***

A primary interpretive focus at the President Lincoln and Soldiers' Home National Monument will be on the exceptional contributions Lincoln made to the preservation and development of America's young democracy. The following is a sampling of themes that may be developed to help school children, families and individuals who will visit the site understand the Lincoln legacy.

##### ***• Preservation of the Union***

By February 1861, gravely concerned about the implications of Lincoln's election for their way of life and the slave economy that was so central to it, seven southern states had voted to secede from the Union. The country was on the brink of

war. This was the first major test of our government, still little more than a loose confederation of states. Many members of Lincoln's party urged the President to declare immediate emancipation for slaves, but Lincoln feared this would drive border states to the side of the Confederacy and destroy the nation he had just been elected to lead. He argued for a more cautious approach.

"I would save the Union. I would save it the shortest way under the Constitution...If there be those who would not save the Union, unless they could at the same time *save* slavery, I do not agree with them. If there are those who would not save the Union unless they could at the same time destroy *slavery*, I do not agree with them. My paramount object in this struggle *is* to save the Union, and is not either to save or to destroy slavery...."<sup>1</sup>

Lincoln understood the threat this conflict posed to our fragile national unity and he felt it was his responsibility to do everything he could to prevent the Union from breaking apart.

"It is not merely for to-day, but for all time to come that we should perpetuate for our children's children this great and free government, which we have enjoyed all our lives...I happen temporarily to occupy this big White House. I am a living witness that any one of your children may look to come here as my father's child has. It is in order that each of you may have through this free government which we have enjoyed, an open field and a fair chance for your industry, enterprise and intelligence;...The nation is worth fighting for, to secure such an inestimable jewel."<sup>2</sup>

As President and Commander-in-Chief of the Army during the war, Lincoln spent countless hours at the Soldiers' Home conferring with his Cabinet secretaries and others about the conduct of the war. He was wakened in the night on many occasions with messages or calls to return to the White House to deal with military crises. The Monument offers the opportunity to make the fight to preserve the Union come alive through the thoughts and actions of the man who carried the burden of leading the nation through the war.

- *African American Freedom and Suffrage*

Lincoln had always abhorred the institution of slavery, but since his first priority was to preserve the Union, he proceeded carefully on this controversial issue. In the early months of his presidency, the pragmatic Lincoln explored everything from compensation, to partial emancipation, to colonization to end slavery. He finally came to believe emancipation was not only right, but essential to ending the war. In July 1862, Lincoln presented a first draft of the Emancipation Proclamation to his Cabinet. It called for the emancipation of slaves in all states where the Constitutional authority of the United States was not recognized - meaning those that had seceded from the Union. Lincoln told his Cabinet he was resolved to do this, but the Cabinet urged him to wait for a Union victory. The North had suffered several military setbacks and the Cabinet did not want emancipation to appear as a desperate act. Lincoln agreed to wait, and then on September 22, 1862, after General McClellan's victory at Antietam, the President "fixed it up a little," presented the proclamation to his Cabinet one final time and released it to the public.<sup>3</sup>

In his August 1963 "I have a dream" speech, Reverend Martin Luther King, Jr. underscored the singular importance of Lincoln and the Emancipation Proclamation in the history of African Americans' quest for freedom. King stood on the steps of the Lincoln Memorial then and declared to the multitudes: "Fivescore years ago, a great American, in whose shadow we stand today, signed the Emancipation Proclamation. This momentous decree came as a great beacon of hope to millions of Negro slaves who had been scarred in the flames of withering injustice."<sup>4</sup> Lincoln's proclamation went into effect on January 1, 1863. Right before the proclamation became law, Lincoln went

even further in his annual message to Congress on December 1, 1862, and urged passage of a constitutional amendment to abolish slavery in *all* states.

With the Emancipation Proclamation as a centerpiece, much relevant history may be shared with the public at the President Lincoln and Soldiers' Home National Monument about how Lincoln fits into African Americans' long quest for freedom and equality in this country. The history includes not just Lincoln's role in creating the Emancipation Proclamation, but his crucial role in the passage of the 13<sup>th</sup> amendment and his expression of support for extending the right to vote to African Americans.

- ***Reconstruction and Reconciliation***

In describing his approach to Reconstruction, Lincoln offered a metaphor. "The pilots on our Western rivers steer from *point to point* as they call it - setting the course of the boat no farther than they can see; and that is all I propose to myself in this great problem."<sup>5</sup> Before the war was over, Lincoln turned his eye toward the next point in the course and considered ways how the awful ravages of war might be healed and the country move forward.

In his address at Gettysburg on November 19, 1863, Lincoln called for everyone involved in the war to anticipate the end of the conflict and dedicate themselves to the task that lay ahead so "that these dead shall not have died in vain; that this nation, under God, shall have a new birth of freedom; and that the government of the people, by the people, for the people, shall not perish from the earth."<sup>6</sup> On December 8, 1863 he set forth a Proclamation of Amnesty that offered a full pardon to all persons who had participated in the southern rebellion but were willing now to take an oath of allegiance to the Constitution of the United States and the Union of States it governed. The



amnesty included provisions for the re-establishment of state government in the states that had seceded from the Union, provided they agreed to set up a republican form of government and uphold the Constitution and laws of Congress, including all those regarding freedom for the slaves.

Lincoln's initial proposals for restoring the Union met with considerable resistance in Congress and he did not live to lead the country through reconstruction. Lincoln was assassinated just days after Lee surrendered at Appomattox in April 1865. The National Monument can be used to help visitors understand that, while Lincoln was our greatest wartime president, his own best wish was for peace and reconciliation. He was well into this transition in his thinking and words when his life was cut tragically short, leaving the tasks of reconstruction and reconciliation to those who followed.

### ***Life at the Cottage***

The President Lincoln and Soldiers' Home National Monument provides an evocative setting for stories about Lincoln family life during the presidential years.

#### **• *A Family Haven***

The early months of 1862 had been extremely difficult for the Lincolns. Their beloved son Willie had contracted typhoid fever and died in February of that year. Willie's death plunged both parents into deep depression. In addition to trying to deal with this personal tragedy and the President's omnipresent challenges of guiding the country through war, the Lincolns were besieged by hordes of visitors who came daily to the White House to offer advice and seek favors. By June, the family desperately needed to escape the pressures of the White House.

President Lincoln and his family moved to the Soldiers' Home for the first time on June 13, 1862. Before leaving to go to the cottage, Mary Lincoln wrote to a friend: "I dread that it will be a greater resort than here, if possible, when we are in sorrow, quiet is very necessary to us."<sup>7</sup> Fortunately her fears were not realized, and she wrote to another friend later that summer: "We are truly delighted, with this retreat, the drives & walks around here are delightful, & each day, brings its visitors."<sup>8</sup>

Given all of the demands and lack of privacy he faced at the White House, the President also found comfort in the relative peace and quiet of the Home. He had time to read and think, and meet with friends and advisors in a more relaxed setting. His personal secretary John Hay wrote: "Where only one or two were present he was fond of reading aloud. He passed many of the summer evenings in this way when occupying his cottage at the Soldiers' Home. He would there read Shakespeare for hours with a single secretary for audience."<sup>9</sup> On a more personal note, Hay writes in the summer of 1863 that he went with Lincoln to the Soldiers' Home where "he read Shakespeare to me, the end of Henry VI and the beginning Richard III till my heavy eye-lids caught his considerate notice & he sent me to bed."<sup>10</sup>

#### • *Lincoln's Daily Routine*

In the summer of 1863, Walt Whitman described Lincoln's trips to and from the Soldiers' Home.

"I see the President almost every day, as I happen to live where he passes to or from his lodgings out of town. He never sleeps at the White House during the summer season, but has quarters at a healthy location some three miles north of the city, the Soldiers' Home, a United States military establishment...He always has a company of twenty-five or thirty cavalry, with sabres drawn and held upright over their shoulders...The party makes no great show in uniform or horses. Mr. Lincoln on the saddle generally rides a good-sized, easy-going gray horse, is dress'd in plain black somewhat rusty and dusty, wears a black stiff hat, and looks about as ordinary in attire, etc., as the commonest man."<sup>11</sup>

The general pattern described by Whitman is confirmed by John Hay who describes the President's routine when he was staying at the Soldiers' Home as one of getting up and eating a "frugal" breakfast of an egg, a piece of toast, and coffee and riding into Washington, all before 8 o'clock.<sup>12</sup> Lincoln usually returned to the cottage around four or four-thirty in the afternoon, but often that did not bring an end to his work day. There are many accounts of cabinet secretaries, generals, and other friends and advisors riding out to the Soldiers' Home with the President, or meeting Lincoln there and working late into the night.

The length and nature of Lincoln's workday during the summer was described by Captain David V. Derickson, who headed the company of soldiers assigned to guard the President at the Soldiers' Home.

"It was Mr. Lincoln's custom, on account of the pressure of business, to breakfast before the other members of the family were up; and I usually entered his room at half-past six or seven o'clock in the morning, where I often found him reading the Bible or some work on the art of war. On my entering, he would read aloud and offer comments of his own as he read. I usually went down to the city at four o'clock and returned with the President at five. He often carried a small portfolio containing paper relating to the business of the day, and spent many hours on them in the evening."<sup>13</sup>

But all was not work for Lincoln at the Soldiers' Home. On occasion, he was accompanied on his rides to and from the city by his son Tad, or went on late afternoon rides with his wife. Whitman recollects: "Sometimes one of his sons, a boy of ten or twelve accompanies him, riding at his right on a pony. Earlier in the summer I occasionally saw the President and his wife, toward the latter part of the afternoon out in a barouche, on a pleasure ride through the city."<sup>14</sup> Lincoln also found time to relax with friends. Carl Sandburg quotes Lincoln's friend Senator Orville Browning of Illinois as follows:

“...in the evening went out to Soldiers Home with Mr. & Mrs. Dorman of Florida. The President got home soon after we reached there. He asked me to sit down with him on the stone steps of the portico - then took from his pocket a map of Virginia and pointed out to me the situation of the army before Richmond, and gave me all the news he had from there. He then took from his pocket a copy of Hallack’s [sic] poems, and read to me about a dozen stanzas concluding the poem of Fanny. The song at the end of the poem he read with great pathos, pausing to comment upon them, and then laughed immoderately at the ludicrous conclusion.”<sup>15</sup>

### • *Domestic Life*

The Lincoln marriage was complex. It was an alliance that lasted over twenty years between two people with very different backgrounds and temperaments. By all reports, the President was quiet, thoughtful, ambitious, but without pretence, and given to frequent bouts of depression. His wife was lively, temperamental, interested in fine things and social advancement, but at times appeared to be mentally unstable. The Lincolns seem to have been held together by their shared love of family and politics.

Lincoln was devoted to his children. After Willie’s death, Lincoln became particularly attached to Tad and spent hours playing with him. Tad was often known to disrupt Cabinet meetings with questions for his father. Lincoln, never a disciplinarian with his children, is quoted as saying “let him run, there’s time enough yet for him to learn his letters and get pokey.”<sup>16</sup> His attachment to Tad is further illuminated in a letter from John Hay which states: “In the winter at the White House he was not quite so early [to rise]. He did not sleep very well but spent a good while in bed. Tad usually slept with him. He would lie around the office until he fell asleep & Lincoln would shoulder him and take him off to bed.”<sup>17</sup> While not as close to his oldest son Robert, on October 11, 1864, a concerned Lincoln telegraphs his son in Boston: “Your letter makes us a little uneasy about your health. Telegraph us how you are. If you think it would help you make us a visit.”<sup>18</sup>

Various records survive that give us glimpses into domestic life at the cottage. Often these are letters or telegrams from the President to his wife, who took periodic vacations away from the cottage. In November 1862, Mrs. Lincoln was on a trip to Boston and the President, still at the Soldiers' Home, was faced with unhappy servants who wanted to return to the White House. He telegraphed his wife for guidance on what to do: "Mrs. Cuthbert and Aunt Mary want to move to the White House, because it has grown so cold at the Soldiers' Home. Shall they?"<sup>19</sup> And in August 1863, Lincoln writes to his wife to reassure her about money and tell of a lost pet whose mischief required that it be brought back from the Soldiers' Home to the White House: "My Dear Wife: All as well as usual, and no particular trouble anyway. I put the money into the Treasury at five percent, with the privilege of withdrawing it any time upon thirty days' notice. I suppose you are glad to learn this. Tell dear Tad poor 'Nanny Goat' is lost...The gardener kept complaining that she destroyed the flowers [at the Soldiers' Home], till it was concluded to bring her down to the White House. This was done, and the second day she had disappeared and has not been heard of since."<sup>20</sup>

Before moving into the cottage for the third summer in 1864, Mrs. Lincoln turned her hand to redecorating it. Congressional records show some \$3,000.00 was spent to paint, paper, and partially furnish as many as eight rooms, with such things as gilt paper, large mirrors, and five sets of parlor curtains.<sup>21</sup> On June 29 the President telegraphed his wife in New York that all was well and their personal belongings had been moved out to the Soldiers' Home for the summer. She returned shortly thereafter and the family moved to the cottage on July 2.

During their summers at the Soldiers' Home, the Lincolns spent a considerable amount of time together driving out from there to visit troops and injured soldiers in hospitals, and to take in the sights and sounds of Washington. That Lincoln missed his family when they were not with him is confirmed by the following two telegrams sent to Mrs. Lincoln in New York on consecutive days in September 1863. On September 20 he wrote: "I neither see nor hear anything of sickness here now; though there may be much without my knowing it. I wish you to stay, or come just as is most agreeable to yourself." On the next day he wrote: "The air is so clear and cool, and apparently [sic] healthy, that I would be glad for you to come. Nothing very particular, but I would be glad [to] see you and Tad."<sup>23</sup>

- ***Assassination Attempts***

From the moment he was elected, Lincoln's life was always in danger. As he traveled to Washington for his inauguration, word of a plot by secessionists to kill him caused him to change trains in Harrisburg, Pennsylvania and travel alone to Washington, disguised in a soft felt hat rather than his trademark stovepipe. The threats never ceased.

Lincoln's daily rides to and from the Soldiers' Home greatly increased the danger. Lincoln initially resisted security guards. But in September 1862, sensing the great danger to the President, General McClellan insisted, and assigned Company K of the Pennsylvania Bucktail regiment to guard him. Captain Derickson and Company K became favorites of the Lincolns. Despite the constant worries of his cabinet and army generals, Lincoln retained a fatalistic approach and did not take even the most basic precautions to protect himself. Captain Derickson recounted in a letter after the President's death:



“The President evidently paid very little attention to his own personal welfare as the front hall door of his residence at the Soldiers House was scarcely ever locked. I remember one night about twelve or one o'clock a cavalry man rode up to the front door and said he had a message to deliver in person to the President. As I was Sargeant of the Guard, I asked him to give it to me, he at first refused but finally complied (having been previously instructed in similar cases). I opened the front door, went upstairs, knocked at the President's bedroom door, which was unlocked, walked in, turned up the gas, handed him his spectacles and the message, which he read and receipted for, without leaving his bed. I turned down the gas, closed the door and thought how little he thought of his own safety.”<sup>24</sup>

Lincoln's life was in danger on several occasions during his stays at the Soldiers' Home. In mid-August of 1862, Lincoln was riding back to the Home up the 7<sup>th</sup> Street toll road when he heard a gunshot and took off at a gallop. He arrived home unharmed but without his trademark top hat, which was found with a bullet-hole through it.<sup>25</sup> Sometimes danger extended to his wife. In July 1863, Mary Todd Lincoln had a carriage accident while returning to the White House from the Soldiers' Home. The exact cause of the accident was never determined, but one theory was that the bolts on her carriage had been loosened, perhaps in an attempt to harm the President.<sup>26</sup> In 1864, the President began to receive an unusual number of letters about plots to kidnap or assassinate him. While most of these were undocumented, in the spring of 1864, Confederate Brigadier General Bradley T. Johnson developed a plan to kidnap Lincoln while he was at the Soldiers' Home and take him south to Richmond. Johnson's plan was suspended for fear it would interfere with General Early's planned raid on Washington later in the summer, but the danger remained.

Throughout the fall and winter of 1864, John Wilkes Booth was plotting to capture or kill the President. He eventually succeeded when he broke into the Lincoln box at Ford's Theatre and shot the President on April 14, 1865. The President Lincoln and Soldiers' Home National Monument provides an excellent opportunity to explore



the implications of the constant threats to the President's life for Lincoln himself, his family, the nation, and the conduct of the war.

### ***A Chapter in the History of Our Nation's Capital***

There are many interpretive themes that could be used to educate visitors to the President Lincoln and Soldiers' Home National Monument about life in Washington, DC in the middle of the 19<sup>th</sup> century. These include stories about what Washington was like when the Lincolns lived there and about the effects of the Civil War on life in the capital city.

#### **• *Lincoln's Washington***

Washington was a young and growing city when Lincoln arrived there in 1861. Pierre L'Enfant designed the basic plan for the city in 1791, but the city was still very much a work in progress. Large governmental buildings, including the Capitol, were under construction along Pennsylvania Avenue, the main thoroughfare of the city. The Willard Hotel at 14<sup>th</sup> Street and Pennsylvania Avenue housed the Lincoln family in the days before the President's inauguration. Nathaniel Hawthorne said that more than the Capitol, the White House or the State Department, the Willard should be called the center of Washington and the Union because "...everybody may be seen there."<sup>27</sup> After the inauguration, the Lincolns took up residence in the Executive Mansion or White House, located a few blocks from the Willard.

Life was not easy in this young capital city. Paved streets were unknown and mud and dust were everywhere, filling carriages and houses and covering people's clothes. A limited supply of water endangered any building swept by fire. Cattle, pigs and sheep ran at large. And only two short sewers, often clogged and backing up into

cellars and stores, served the entire city. The old City Canal adjacent to the Capitol Building was described as “a fetid bayou filled with floating dead cats, all kinds of putridity, and reeking with pestilential odors.”<sup>28</sup> It is little wonder the Lincolns were eager to move their family out into the countryside during the warm months of the year, when all of these factors combined to make the city both an unpleasant and unhealthy place to be.

Newspaper accounts and recollections give us a taste of the Washington Lincoln experienced. The opening lines of Stanley Kimmel’s Mr. Lincoln’s Washington describe the mixture of “sightseers, streetwalkers, gamblers, war-mongers, lobbyists, office-seekers and contract wranglers” that mingled with the crowds in downtown Washington as the day of Lincoln’s inauguration approached. In one diary entry, John Hay also alludes to some of the more colorful citizens to be found along the route to the Soldiers’ Home: “I rode out to the Soldiers Home with the Tycoon President tonight...Rode home in the dark amid a party of drunken gamblers & harlots returning in the twilight...”<sup>29</sup> Reports of Lincoln’s rides to and from the Soldiers’ Home paint a picture of streets lined with houses and retail shops, including Stuntz’s Toy Shop on New York Avenue where Lincoln sometimes stopped to buy toys for Tad.<sup>30</sup>

Mrs. Lincoln loved to entertain and the Lincolns hosted many small and lavish events at the White House. The couple welcomed a wide array of visitors, from cabinet secretaries and legislators to leading civil rights leaders of the day. Frederick Douglass visited President Lincoln several times and Sojourner Truth, who had escaped to freedom on the Underground Railroad, wrote she never was treated by anyone with more kindness and cordiality: “I felt that I was in the presence of a friend.”<sup>31</sup>

## • *The City and the War*

Daily life in Washington was dominated by the war. The influx of troops based there and passing through, and the wounded soldiers brought to the city to recover, completely overwhelmed available housing. Thousands of soldiers were quartered in the Capitol, City Hall, Post Office, Patent Office and Treasury Buildings. Warehouses, stables, blacksmith shops, and private homes were converted into hospitals. The south lawn of the White House was used as pasture for cattle waiting to be slaughtered to help feed the swelling population encamped in the city, and makeshift cooking and eating operations were set up in city courtyards and streets.

The city's public services were stretched to the limit. Hordes of people poured into the streets with great regularity to witness spectacular fires, celebrate military victories, or hear the President speak. Congress had to expand the city's police force substantially to try to cope with the tremendous demands of preserving the peace in this chaotic environment. Private citizens were exhorted to do what they could to help house and feed the soldiers and the wounded.

The realities of the war constantly surrounded the Lincolns. Soldiers were quartered in the East Room of the White House. Lincoln and his wife traveled out of the city to military encampments and to hospitals filled with wounded soldiers. Even their retreat at the Soldiers' Home did not take them away from the awful aspects of war. Lithographs of the day show pictures of wounded soldiers and others missing limbs on the grounds of the Home, where the Lincolns would have come in daily contact with them.<sup>32</sup> There is no indication that Lincoln at any time tried to separate himself from the pain, suffering and demands of the war. When the Lincolns were ordered back to the

White House from the Soldiers' Home to protect them from the raid on Fort Stevens in the summer of 1864, President and Mrs. Lincoln returned to the Fort each day to observe the fighting. For Lincoln, as for the city of Washington itself, from 1861 to 1865, the war was the only reality.

### *A Major Opportunity*

The President Lincoln and Soldiers' Home National Monument offers a major untapped interpretive opportunity. Interpretation at the Monument can help visitors imagine Lincoln riding back and forth to the Soldiers' Home as he wrestled with how to preserve the union, end slavery, and heal a battered nation. Lincoln's intellectual struggle, carried out day and night in talking with advisors and his wife or sleepless at the cottage, produced some of our nation's most important and enduring decisions. The President Lincoln and Soldiers' Home National Monument can use this highly personal setting to make these crucial moments in our nation's history come to life.

The President Lincoln and Soldiers' Home National Monument also is uniquely suited to sharing stories related to Lincoln's personal life during the years of his presidency. Lincoln is known to have ridden out to the cottage the day before his assassination, perhaps to see if things were in order for the family to move there for the summer of 1865, perhaps to soothe himself, since he is described as seeming "weary and sad."<sup>33</sup> The cottage held a very special place in Mrs. Lincoln's heart as well. A few months after the President's assassination, she wrote to a friend: "How dearly I loved the Soldiers' Home & I little supposed, one year since, that I should be so far removed from it..."<sup>34</sup> As the only place the Lincoln family lived other than the White House during Lincoln's presidential years, it can be used to provide a window into Lincoln's private

world - his thoughts, his habits, his family life - and on the constant danger that surrounded him as he struggled to end the war.

Many of the places Lincoln frequented in Washington have been lost or dramatically changed, yet many remain. Interpretation at the President Lincoln and Soldiers' Home National Monument provides an opportunity to introduce visitors to Washington at the height of the Civil War. Stories and exhibits can be used to transport visitors to the War Department where Lincoln spent long hours day and night in the telegraph office sending and receiving telegrams to and from his generals. Visitors can be taken on virtual tours along the route Lincoln traveled to get to and from the Soldiers' Home. As the major site in Washington DC for interpreting the Lincoln presidency, the Monument can work in partnership with other sites to bring Lincoln's Washington alive for modern day visitors.

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  3. Donald, David Herbert, Lincoln, p. 374.
  4. Birnbaum, Jonathan, ed., Civil Rights since 1787: A Reader on the Black Struggle, p. 504.
  5. Donald, David Herbert, Lincoln, p. 15.
  6. Stern, Philip Van Doren, ed., The Life and Writings of Abraham Lincoln, p. 788.
  7. Turner, Justin G., Mary Todd Lincoln: Her Life and Letters, p. 128.
  8. Ibid, p. 131.
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  10. Burlingame, Michael, ed., Inside Lincoln's White House, p. 76.
  11. Kimmel, Stanley, Mr. Lincoln's Washington, p. 118.
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  15. Sandburg, Carl, Abraham Lincoln: The War Years, Vol. II, p. 271.
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  17. Burlingame, Michael, ed., At Lincoln's Side, Hay essay in appendix.
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  19. Geier Brown Renfrow, Anderson Cottage Historic Structure Report, p. 36.
  20. Stern, Philip Van Doren, ed., The Life and Writings of Abraham Lincoln, p. 770.
  21. Geier Brown Renfrow, Study for the Restoration of Anderson Cottage, p. 32-33.
  23. Miers, Earl Schenck, ed., Lincoln Day by Day: A Chronology, Vol. III, p. 208.
  24. Unpublished letter, Derickson to Tarbell, Dec. 15, 1897, in Tarbell Papers, Allegheny College, Meadville, PA.
  25. Geier Brown Renfrow, Anderson Cottage Historic Structure Report, p.32.

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26. Donald, David Herbert, Lincoln, p.448.
  27. Sandburg, Carl, Abraham Lincoln, The War Years, Vol. II, p. 274.
  28. Kimmel, Stanley, Mr. Lincoln's Washington, p. 20.
  29. Burlingame, Michael, ed., Inside Lincoln's White House, p. 67.
  30. Kimmel, Stanley, Mr. Lincoln's Washington, p. 120.
  31. Donald, David Herbert, Lincoln, p. 541.
  32. Kimmel, Stanley, Mr. Lincoln's Washington, pg. 118.
  33. Miers, Earl Schenck, ed., Lincoln Day by Day: A Chronology, Vol. III, p. 328
  34. Geier Brown Renfrow, Study for the Restoration of Anderson Cottage, p. 31.





## *V. Feasibility*

National Park Service policies also require a site to be evaluated in terms of its feasibility for inclusion as either a new unit or an affiliated area of the National Park System. Feasibility assessment takes into account an area's natural systems and/or historic settings and whether that system or setting is of sufficient size and appropriate configuration to ensure long-term protection of the resources and to accommodate public use. The area must have potential for efficient administration at a reasonable cost. Other important feasibility factors include land ownership, acquisition costs (if any), access, threats to the resource, and staff or development requirements.

Opening the President Lincoln and Soldiers' Home National Monument to the public depends chiefly upon the ability to return the cottage to its appearance during the Lincoln period and create an outstanding interpretive experience. An entity other than the Armed Forces Retirement Home-Washington must be identified to fund and manage the restoration and operation of the site, since the AFRH's resources and energy are entirely absorbed by the Home's mission to care and provide for its veteran residents. Given the National Monument's sensitive location, increasing visitation to the site will require a well thought out visitation management plan that provides improved access for visitors, yet is compatible with residential life at the AFRH. Land ownership and acquisition are not at issue in this study, as the site is already federal property.

### *Restoring the Site*

The cottage at the center of the President Lincoln and Soldiers' Home National Monument needs major restoration. A comprehensive Historic Structure Report on the

cottage was prepared for the AFRH in 1985. That study indicated that the cottage had most of its original building elements intact then. Little has changed since then. The cottage has never undergone intensive modernization, and the additions of restrooms, interior partitions, plumbing and electrical systems, and life safety equipment have done minimal damage to the original building fabric. Research and historic photographs confirm that except for periodic repainting, minor structural additions, and normal deterioration, the President Lincoln and Soldiers' Home National Monument appears almost exactly as it did when the Lincolns lived there for several months every year from 1862 through 1864.

- *Exterior Restoration*

The exterior of the building is in generally sound condition, with the exception of fast-deteriorating wood trim. A new asphalt roof was placed on the cottage in the mid-1990s. The exterior stucco is in good condition, and paint research to date indicates the stucco on the outside of the cottage was painted light gray in Lincoln's time, as it is today, with some of the trim on the windows and verandah in violet and light gray-green.<sup>1</sup> More research is underway to confirm exterior paint colors and finishes before restoration occurs.

Missing or altered windows, shutters, trim and verandah elements will need to be repaired and restored on the outside of the cottage. An external elevator added to the west side of the structure in the 1960s needs to be removed (a new elevator will be added in a less obtrusive place). The 1985 study found no moisture in the basement walls, but since that time, considerable dampness has appeared. Given the fact that the cottage is located at the highest elevation on the AFRH, this dampness probably is the

result of improperly managed run-off from the roof. Recent investigations have found insect damage to wooden beams in several locations in the cottage. This problem needs to be addressed as soon as possible to protect the structural integrity of the building.

#### • *Interior Restoration*

The interior of the building has most of the original architectural detailing intact, but a considerable amount of work is needed to remove 20<sup>th</sup> century features; to modernize the mechanical systems; to repair walls, floors, and woodwork; and to restore a number of the rooms to the way they may have looked in Lincoln's day. The electrical and plumbing systems are antiquated and have to be replaced. The pipes for the hot water radiator heating system are over 100 years old. Many of the radiators have leaked in the past, damaging floors and interior woodwork. There is lead paint throughout the basement and third floors of the cottage that is peeling badly and needs to be stabilized. The fire suppression system needs to be upgraded or replaced, and an interior fire-rated stair may need to be installed. The existing radiators and air conditioning units need to be replaced with a new climate management system. Barrier-free access must be addressed.

In addition to the structural and mechanical work needed to restore the inside of the cottage, a large amount of work is needed to restore woodwork, paint and other period finishes. It is likely the Lincoln core of the cottage - the entry hall, library, sitting room, parlor, and verandah on the first floor, and the President's bedroom, two adjoining bedrooms, and a dressing room on the second floor - will be restored as closely as possible to the way it looked in the summer of 1864. While that was the third summer the Lincoln's lived in the cottage, it was the year Mrs. Lincoln redecorated the cottage.

Fairly detailed records exist about the items purchased for the redecoration.<sup>2</sup> This information, combined with additional on-site and documentary evidence, will create the best opportunity to carry out an authentic restoration of the Lincoln core of the site. One or more rooms may be furnished to the period with reproduction pieces. Rooms outside the Lincoln core will be thoroughly rehabilitated, but without an attempt at formal restoration.

#### • *Restoration Costs*

The restoration cost estimates contained in the 1985 Historic Structure Report for the cottage were updated for inflation in 2000 by the National Trust. Subsequently, real cost estimates for exterior and interior restoration design and construction were submitted to the National Trust in 2001 by its hired architectural and engineering firm, The Hillier Group. Based on these estimates, currently anticipated costs for exterior and interior restoration design and construction for the cottage alone are \$4.5 million. More in depth architectural and engineering work is underway. This work also will address specific uses of the space, which are expected to include some combination of fully restored rooms and exhibit and office space. Schematic drawings and updated cost estimates will be generated as part of the process.

In July 2000, the National Trust for Historic Preservation was awarded a \$750,000 "Save America's Treasures" grant to help finance the restoration of the Lincoln and Soldiers' Home National Monument. In applying for the grant, the Trust agreed to match this grant and raise the additional funds required to complete the restoration. Still more funds will have to be generated from public and private sources to finance exhibit development and operation of the site.

## *Opening the Site to the Public*

Until the recent attention brought to the Lincoln Cottage by its designation as a national monument, the site was largely unknown, except to Lincoln scholars and people directly associated with the AFRH. No effort has been made to encourage visitation up to this time, since the cottage is not restored or interpreted, and there is very limited capacity to handle visitors.

A controlled visitation plan will have to be developed before the site can be opened to the public to ensure the security and tranquility of residents at the AFRH. This plan should elaborate the route of access to the Monument and parking areas, pedestrian visitor access from either the entry gate or parking lot to the Monument, and visitor flow through the entire historic site. While it will be important to put limits on the total number of visitors that can be accommodated each day, it will be even more important to control where visitors go while they are on the AFRH campus. A visitor precinct needs to be established that limits visitors to a relatively small, designated portion of the campus. Interpretive guides will need to accompany all visitors during the time they are at the Monument.

Because of the need to control visitation and the emphasis that will be placed on in-depth interpretation, priority will be given to school groups and other organized tours with a specific interest in the topics being interpreted at the Monument. Days and hours of operation need to be established that will minimize conflicts with employee arrival and departure times at the AFRH and patterns of resident life. It is expected the site will be open five or six days a week, opening after peak employee arrival times in the morning. It is likely that advance reservations will be required to visit the site. In

addition to school and other group tours that will travel directly to the site, visitors could be bussed to the site from Ford's Theatre or some other existing site as another way to manage visitation. Entrance fees may need to be charged to help finance the operation of the site. Entrance fees could be expected to reduce visitor demand somewhat, since many sites in Washington, DC are open to the public at no charge.

There are many publicly and privately managed historic sites with controlled visitation programs that can provide guidance for developing a visitor management plan for the President Lincoln and Soldiers' Home National Monument. Touro Synagogue in Newport, Rhode Island, built in 1763, is the oldest synagogue in the country. The synagogue is open for public tours six days a week, while still functioning as an active synagogue. Visitation hours are designed to respect the schedule of religious services and uses and to reflect changing seasonal demands. The Frank Lloyd Wright Home and Studio, located in the midst of a residential neighborhood in Oak Park Illinois, is able to handle as many as 500 visitors a day at a site about the same size as the President Lincoln and Soldiers' Home National Monument. The Wright Home and Studio brings school groups to the site in the morning, paces other visitors carefully during the hours of 11:00 a.m. to 3:30 p.m., and cuts off ticket sales when capacity for the day is reached. The Frederick Douglass House, a National Park Service site located in a southeast Washington, DC neighborhood, requests that visitors make advance reservations by telephone or via the internet. The site does accept drop-in visitors if they can be accommodated within the tour group size limit.



These and other sites provide many ideas for managing visitors. A detailed visitation management plan for the Monument will have to be designed to meet the specific needs and carrying capacity of the AFRH and the site itself.

### *Designing the Visitor Experience*

The visitor experience at the President Lincoln and Soldiers' Home National Monument will be designed to maximize the educational opportunities created at the site. The experience will emphasize critical events in our nation's history that occurred during the time President Lincoln lived at the Soldiers' Home, and relate the story of Lincoln's private life and family life at the cottage. Links to other Lincoln and Civil War sites in the Washington, DC area and around the country will be drawn for the visitors.

Once visitors arrive at the AFRH, initial planning suggests the first floor of the east wing of the cottage could serve as a starting point for the visitor experience. The focus of the visitor experience will be in the central and western portions of the cottage: the entry hall, the parlor, the library, the sitting room, the verandah, and the upstairs bedrooms. These locations represent the main living quarters of the Lincoln family.

Research underway on how each of these rooms was used during the Lincoln family occupancy will guide the development of the interpretive program. Several rooms will have interpretive exhibits highlighting specific aspects of the Lincoln presidency and Lincoln family life. The research results will determine whether sufficient information and artifacts exist to create one or more period Lincoln rooms in the cottage. It is possible some rooms will remain largely empty, with interpreters



helping visitors imagine specific people and events in the space, aided by historical photographs or one or two key pieces of furniture or artifacts.

In the future, space in the historic Sherman Building, adjacent to the cottage, could be used to develop a Visitor Education Center and/or a full-fledged Lincoln study center. Such plans are outside the formal boundary of the Monument. Besides providing additional space to develop the visitor and/or study center, access to the Sherman Building might allow visitors to climb the Sherman tower, understand its role as a military vantage point during the Civil War, and enjoy extraordinary aerial views of downtown Washington. The ability to expand programming into a portion of the Sherman Building will depend on what the AFRH decides to do with that building, and whether the entity managing the Monument has adequate resources to restore and operate additional space.

### ***Making the Site Accessible***

Most people are expected to arrive at the Monument by school or tour bus or in private automobiles. Public access by Metrorail and Metrobus is possible but problematic. A Metrobus line stops in front of the Armed Forces Retirement Home's entrance at the intersection of Upshur Street and Rock Creek Church Road, yet only a tiny portion of the public would likely find their way to the Monument via bus. The Monument is situated equidistant from Metrorail stops (the green line stop at Petworth or the red line stop at Catholic University), however, a visitor would have to walk over one mile after disembarking from Metrorail to get to the National Monument.

Therefore, for general members of the public, it is anticipated that several downtown or Mall-centered locations could provide launching sites for bus

transportation to the President Lincoln and Soldiers' Home National Monument. For instance, visitors could make either advance or spontaneous arrangements at Ford's Theatre, the Lincoln Memorial or the new City Museum (scheduled to open in 2004) to board a bus at those sites for a two-hour, or longer, excursion to the National Monument.

Attention needs to be given to designating travel routes and providing signs to direct visitors to the site. Appropriate signage will help guide visitors. While there are a number of entrances into the AFRH campus, the Eagle Gate, which opens into the northwest quadrant of the campus at Upshur Street, is in close proximity to the Monument and will be used as an entry point for visitors. The Eagle Gate is open 24 hours a day, seven days a week, with AFRH staff on duty at all times. The AFRH anticipates continuing to staff this gate. People responsible for managing visitation to the Monument will provide a list of expected tours and visitors to the AFRH staff on duty. Special arrangements will have to be made for handling drop-in visitors.

Visitor parking will be provided in an existing parking lot, located a few hundred yards from the Eagle Gate, and in easy walking distance of the Monument. There is an existing traffic loop on the north side of the Monument, which will allow buses and automobiles to pull up outside the cottage and let visitors out before proceeding to the parking lot. The parking is shared by a number of other buildings in the immediate vicinity and depending on the uses of these buildings in the future, parking capacity may become limited. However, current parking should be adequate for the moderate level of visitation envisioned for the site. A Site Development Plan will show bus stops, access, and parking.

Barrier-free access and other code requirements for historic buildings will need to be met. If entrance ramps or lifts are required, they will be designed to minimize visual impact to the outside of the Monument. A new elevator will be added to replace the one slated for removal from the western exterior of the cottage. Bathrooms will be designed to meet requirements of the Americans with Disabilities Act.

### ***Management Constraints***

The AFRH intends to retain administrative jurisdiction over the President Lincoln and Soldiers' Home National Monument. The cottage, centerpiece of the National Monument, served as the first dormitory for retired veterans when the military asylum was established in 1851, and has been an integral part of this military retirement community ever since.

The AFRH recognizes the extraordinary significance of the Monument. Due to the AFRH's lack of financial and staff resources for restoring the site, the Home entered into a cooperative agreement in 1999 with the National Trust for Historic Preservation so that the Trust would assume the lead stewardship role for the site's restoration and development. The terms of the agreement are for 25 years. The AFRH requires the Trust to demonstrate strong organizational and fiscal management skills in operating the site and to operate the site in ways compatible with resident life at the Home. The AFRH will require that professional staff be present whenever the site is open to the public. Once the restoration and exhibit development have been completed, Monument staff will be responsible for all aspects of site operation from handling reservations, to greeting visitors, providing tours, and expanding the interpretive program.

At a forum sponsored by the National Trust for Historic Preservation in February 2000, AFRH administrators indicated a willingness to consider a variety of management options for the historic site, including operation by a new or existing non-profit organization.

### ***Public Interest and Support***

The AFRH directors, residents and staff remain strongly committed to the preservation and interpretation of this site. The National Trust for Historic Preservation was the first to join the AFRH in its efforts to restore and interpret the site. In addition to convening a planning forum for the site, the Trust has raised private funds to support research and start-up costs. The Trust also secured a federal “Save America’s Treasures” challenge match grant for cottage restoration, and has added the National Monument as a \$5 million line item in its \$125 million capital campaign. Additionally, the National Trust organized a group of distinguished Lincoln scholars to advise the Trust on the project. This notable group of scholars strongly endorses the effort to restore and interpret the Monument, and works with the Trust to build the scholarly foundation necessary to ensure state-of-the-art restoration and interpretation of the site.

There is enthusiastic support for the restoration and interpretation of the Monument from other Lincoln historic sites around the country as well, and from the Washington, DC local government and local heritage tourism organizations. All of the National Park Service Lincoln sites were helpful in providing information for this study and they confirmed that the Monument would complement existing sites. Representatives of local government and local tourism organizations participated in the planning forum sponsored by the National Trust and indicated an interest in developing

educational and heritage tourism opportunities in this part of the city. The DC Heritage Tourism Coalition highlighted the cottage at the Soldiers' Home as an important site whose potential was not fully realized in its 1999 publication Capital Assets: A Report on the Tourist Potential of Neighborhood Heritage and Cultural Sites in Washington, D.C. and is eager to include the National Monument in a future edition of Civil War to Civil Rights: Downtown Heritage Trail, a local bestseller during 2001. The Coalition and the Historical Society of Washington, DC have indicated an interest in incorporating this site in their broader efforts to get tourists to sites of major interest away from the congested National Mall area.

A formal public meeting will be held in 2002 to receive comments on this draft study. Special efforts will be made to encourage residents of the AFRH and surrounding neighborhoods, neighboring educational and medical institutions, Advisory Neighborhood Committee representatives, local historical and heritage tourism organizations, and other interested parties throughout the Washington, DC region to attend the meeting.

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1. Geier Brown Renfrow, Historic Structure Report for Anderson Cottage, pg. 125.
  2. Geier Brown Renfrow, Study for the Restoration of Anderson Cottage, pg. 33.

## ***VI. Management Alternatives***

The final step in this Special Resource Study is the identification and comparison of three management alternatives for the President Lincoln and Soldiers' Home National Monument:

- **Alternative A:** a new unit of the National Park System.
- **Alternative B:** an affiliated area of the National Park System and a co-stewardship site of the National Trust for Historic Preservation.
- **Alternative C:** no action - National Park Service involvement limited to consulting role prescribed by national monument designation and a co-stewardship site of the National Trust for Historic Preservation.

### ***Alternative A: A New Unit of the National Park System***

Under this alternative, the President Lincoln and Soldiers' Home National Monument would remain under the administrative jurisdiction of the Armed Forces Retirement Home-Washington, but would be managed as a National Park System unit under terms legislated by Congress.

#### ***• Site Restoration and Management***

If Congress were to establish the National Monument as a unit of the National Park System, the NPS and the AFRH could sign a cooperative agreement that would detail the responsibilities of both parties.

Under this alternative, the NPS likely would have full responsibility for the restoration and day-to-day management of the site. Funding for capital and operating costs would be provided by the NPS, with the exception of grounds maintenance and utility costs, which would be shared with the AFRH under terms negotiated under the cooperative agreement. Under this alternative, the National Trust for Historic Preservation would play little or no role in the restoration or management of the site. It



is probable that the existing cooperative agreement between the Armed Forces Retirement Home-Washington and the National Trust would become moot and be dissolved. A non-profit friends-of-the site group could be formed to provide volunteer assistance, receive and administer grants, and raise supplementary funds.

- ***Facilities and Staffing***

Under Alternative A, facilities would consist of the Lincoln Cottage and the surrounding 2.3 acre National Monument site. The Lincoln family rooms on the first and second floors of the cottage would be restored and interpreted. The remaining rooms in the cottage would be rehabilitated in compliance with the Secretary of Interior's Standards and used for visitor orientation, offices, archival space, and possibly a small museum shop. All aspects of visitation would be handled at the Monument, with the exception of parking. Parking would be provided in the existing parking lot just north of the site, outside the Monument boundary. Parking arrangements would be negotiated with the AFRH as part of the cooperative agreement. Staffing for the site would include a site manager, two Park Rangers, an archivist, a secretary and a maintenance worker.

- ***Interpretation and Programming***

The Park Service would develop a comprehensive interpretive plan for the Monument appropriate to its significance as a first-class presidential site. Interpretive activities would include such things as an introductory video, educational exhibits, and daily tours given by on-site Park Rangers. A page would be added to the National Park Service website, providing a description of the Monument, links to other NPS sites and other visitor information. Interpretation would focus on the Lincoln presidential years,



including the Emancipation Proclamation and the conduct of the Civil War, and build on the themes and interpretive opportunities outlined in earlier chapters of this study. A special effort would be made to make the site a place of learning for teachers and school children who live in the region or visit the nation's capital.

Under this alternative, the site would rely on interpretive guides and exhibits to stimulate the visitors' imagination. It is not anticipated that period rooms would be furnished, since no authenticated Lincoln furnishings exist at the cottage and NPS policies do not allow recreation of theoretical settings with reproduction furnishings. It is possible some of the NPS Lincoln collection, which consists of busts, photographs and documents, currently housed at Ford's Theatre, could be used at the site to support other parts of the interpretive program. A model for the level and kind of interpretive activity likely to occur at the Monument under this alternative is the Mary McLeod Bethune Council House National Historic Site in Washington, DC. The Bethune House does not include any furnished rooms, but emphasizes interpretation through photographs, exhibits and Ranger tours.

Under this alternative, interpretive partnerships could be developed with the Lincoln Home National Historic Site in Springfield, Illinois; Ford's Theatre, in Washington, DC; and the other NPS Lincoln sites to create a "Lincoln Trail" that tells the full story of Lincoln's life and presidency. Opportunities exist to form interpretive links with other NPS Civil War related sites like the Frederick Douglass House in Washington, DC and numerous Civil War battlefield sites around the country. The NPS would work with the DC local government, and organizations like the DC Heritage Tourism Coalition and Historical Society of Washington, DC, that are interested in

creating connections among historic sites and enhancing heritage tourism opportunities in the region.

- ***Visitor Management***

As a unit of the National Park System, the Monument would be open to the public as much as possible, given the Monument's location in the midst of an active retirement community. NPS staff would be on-site whenever the site is open. The National Park Service's general management plan would develop a visitor management strategy that takes into account all aspects of the sensitive location. In addition to initial planning for visitor management, NPS staff would work closely with the administration of the AFRH on a day-to-day basis to ensure that the Monument and the retirement community continue to coexist in mutually beneficial ways.

- ***Suitability and Feasibility***

As a national monument, this site clearly has the national significance to justify its becoming a unit of the National Park System. Research indicates that the NPS does not have any comparable site providing in-depth interpretation of the Lincoln presidency. By designating the site a unit of the National Park System, this management alternative would ensure the long-term preservation and interpretation of the Monument. The feasibility of this alternative depends on 1) the ability to secure adequate appropriations to restore and interpret the Monument in a timely fashion, and 2) future legislation to implement a transfer of management authority from AFRH to NPS that could work for both parties.

- ***Preliminary Cost Estimates***

Cost estimates of a very preliminary nature were developed by the National Capital Region of the National Park Service for the restoration and operation of the Monument as a unit of the National Park System. These estimates are defined as Class C estimates, which means they are the most general type of estimate and subject to considerable refinement and modification during future phases of the planning process. They are not adequate for budget purposes.

**Site Restoration Cost: \$3 million**

NPS Contribution: \$3 million

Breakdown: "Save America's Treasures" Grant: \$ 750,000  
Additional NPS Funds: \$ 2.25 million

**Exhibit/Interpretive Development Cost: \$1.75 million\***  
(assumes 3,500 sq. ft. @ \$500 per square foot)

NPS Contribution: \$1.75 million

**Annual Operating Costs: \$520,000\***

NPS Contribution: \$520,000

Staff: \$330,000  
Funding for educational programming, visitor services,  
utilities, supplies, equipment, and other expenses: \$190,000

(AFRH contribution to utilities and grounds maintenance to be determined as part of the cooperative agreement negotiation process)

\* actual amounts would depend on level of interpretation, hours of operation and public funds available

***Alternative B: An Affiliated Area of the National Park System and a National Trust for Historic Preservation Co-Stewardship Site***

Under this alternative, the National Park Service would have no management role, but the site would become an affiliated area of the National Park System. As an affiliated area the site would be eligible to receive federal funding to assist with site

operation and/or in-kind services (technical assistance and support) from the NPS beyond what is available to the Monument now. Also under this alternative, the President Lincoln and Soldiers' Home National Monument would remain under the administrative jurisdiction of the AFRH, but be managed through a cooperative agreement between the AFRH and the National Trust for Historic Preservation.

• ***Site Restoration and Management***

The National Trust has already entered into a cooperative agreement with the AFRH, with the Trust assuming responsibility for restoration, maintenance and operations costs associated with the Monument, with the exception of grounds maintenance and utility costs, which will be shared with the AFRH under terms to be negotiated. The cooperative agreement calls for the Trust to form a new non-profit entity the sole responsibility of which is to raise funds for and manage the President Lincoln and Soldiers' Home National Monument. The new non-profit will become an independent, self-perpetuating organization, with one full voting board member from the National Trust and one from the AFRH, among other board members.

Once the non-profit organization is formed, the National Trust will sign a co-stewardship agreement with the new entity. Under the co-stewardship agreement, the Trust would maintain ultimate management oversight under the terms of their cooperative agreement with AFRH, and would assist with marketing and fundraising activities. The National Trust currently has ten co-stewardship properties, including among others, Montpelier, President James Madison's home in Orange County, Virginia, and the Frank Lloyd Wright Home and Studio in Oak Park, Illinois. Each co-stewardship agreement is unique, and the specific terms of the co-stewardship agreement

for the President Lincoln and Soldiers' Home National Monument would have to be developed, once the board of the new non-profit entity is in place.

While the National Park Service would have no management role under Alternative B, and there would be no NPS staff on site, the Monument would become an affiliated area of the National Park System, through either executive or legislative action. Since the site is already a national monument, the NPS could declare it an affiliated area without further congressional action. Although legislation is not required to establish the site as an affiliated area, legislation would be necessary if the site were to receive federal funding through the National Park Service's budget for restoration and operations. National Park Service assistance for other activities such as technical assistance related to restoration and interpretation, sponsorship of joint events, and connections to be made with other NPS Lincoln sites would not need congressional action. The specific terms of the affiliated area agreement either could be legislated or negotiated among the parties: the AFRH, the National Park Service, the new-non profit management entity, and the National Trust. If authorized, federal funds would be sought through congressional appropriations to help defray operating expenses, or the NPS could provide in-kind services up to a mutually agreed upon value. The Sewall Belmont House, an NPS affiliated area site in Washington, DC, operates in a similar fashion as this proposed arrangement.

The closest parallel for the type of management outlined in this alternative can be found at the Lower East Side Tenement Museum in New York City. This site is owned and operated by the non-profit Lower East Side Tenement Museum, and is a co-stewardship site of the National Trust. It was designated an affiliated area of the

National Park System by Congress in October 1998, and negotiations are underway now to finalize a cooperative agreement with the NPS.

- ***Facilities and Staffing***

Under Alternative B, the facilities would consist of the Lincoln cottage and the surrounding 2.3 acre National Monument site. The Lincoln family rooms on the first and second floors would be restored and interpreted. The remaining space would be rehabilitated in compliance with the Secretary of the Interior's Standards. Some rooms might be used for a lounge for staff guides or for storage of reference and archival materials in an area that perhaps could be open to visitors and residents of the AFRH. Staffing for the site would include a site director, an education director, a tour or business manager, a development director, an administrative assistant, and part-time interpretive guides.

Under this alternative, the National Trust intends that visitor orientation would begin in the adjacent Sherman Building. (The National Trust and the AFRH are negotiating a modification to their existing cooperative agreement to govern the use of a portion of the Sherman Building in support of the National Monument.) The Sherman Building is one of the original buildings on the Soldiers' Home's historic core, and is in sound condition. Housing a Visitor Education Center in the Sherman Building would complement the National Monument and help reduce stress on the cottage structure. A center for the study of the Lincoln presidency, in collaboration with one or more institutions of higher education in the region, also could be operated out of the Sherman Building – funds permitting. The ability to realize this larger vision for the site depends upon both future plans of the Armed Forces Retirement Home and the National Trust's



ability to attract major donors with an interest in these expanded educational programs and activities.

- ***Interpretation and Programming***

The new non-profit entity established by the National Trust would develop a comprehensive interpretive program suitable for creating a first-class presidential site. The program would be based on continuing research carried out in cooperation with Lincoln scholars and study centers around the country and in consultation with the NPS. On-site interpretation would be provided through guided tours and educational exhibits. One or more Lincoln period rooms would be developed, if sufficient historical evidence and funding are available to make this possible. (In the event that reproduction furnishings might be chosen for one or more rooms, the National Trust likely would follow National Park Service guidelines for refurnishing “with minimal conjecture.”) Interpretation would focus on the evolution of Lincoln’s thinking during the Civil War, the development and implications of the Emancipation Proclamation, Lincoln’s daily and family life at the Soldiers’ Home cottage, and other interpretive opportunities outlined in earlier chapters in the study. A special effort would be made to make the site a place of learning for teachers and school children who live in the region or visit the nation’s capital. A website would be developed to provide on-line visitors with a range of learning experiences related to the Monument and provide links to other important Lincoln sites and documents.

Under this alternative, the new non-profit entity would develop partnerships with a wide variety of sites, organizations, and educational institutions to maximize the educational potential of the site. The new non-profit organization would establish an



advisory group of recognized Lincoln scholars, and museum and historic site professionals, to help guide development of the site. The non-profit entity would work with the National Park Service to create interpretive connections between this site and other NPS Lincoln and Civil War sites. The site might become a Smithsonian Partner to enable it to borrow and exhibit appropriate artifacts from the Smithsonian on a long-term basis. Partnerships would be created with Lincoln historical sites, libraries and study centers around the country, and with other National Trust co-stewardship sites. Occasional workshops would be held at the site for small groups of teachers and scholars, in partnership with one or more educational institutions and the NPS. The new non-profit entity would work closely with the Washington, DC local government, and with organizations like the DC Heritage Tourism Coalition and the Historical Society of Washington, DC to enhance heritage tourism opportunities in the region.

- ***Suitability and Feasibility***

To be suitable and feasible to be an affiliated area of the National Park System, a site must need recognition, technical assistance and support beyond what is available to the site through existing NPS programs. There must be evidence that a cooperative arrangement with the National Park Service, in combination with contributions from other sources, will be adequate to assure long term protection of the resource and provide a standard of maintenance, operations, public service and financial accountability consistent with requirements applicable to National Park System units.

The President Lincoln and Soldiers' Home is eligible for technical assistance and limited types of support from the NPS by virtue of its designation as a national monument. The amount and kind of technical assistance provided to individual historic

sites, however, depends on the resources available and the competition for these resources. Being declared an affiliated area would reinforce the Monument's importance and call for providing specific kinds of technical assistance on restoration, interpretation and joint programming. Affiliated area status would strengthen interpretive links between the President Lincoln and Soldiers' Home National Monument and other NPS Lincoln and Civil War sites around the country. If authorized by Congress, the site also would be eligible to receive funding to support operating expenses through direct congressional appropriations to the National Park Service.

Under this alternative the site would be managed as a co-stewardship site of the National Trust for Historic Preservation. Such an arrangement would satisfy the suitability and feasibility criteria for preservation and management of the site to standards consistent with those set for NPS units. The National Trust is the premier preservation non-profit organization in the country, responsible for the management of numerous historic sites as well as many other educational, technical assistance and advocacy programs. The National Trust has a well-established track record for high quality site management, public service and financial accountability that could be expected to extend to this site.

The President Lincoln and Soldiers' Home National Monument clearly meets criteria for designation as an affiliated area of the National Park System, given that:

- 1) the site provides a "missing link" in the current NPS constellation of Lincoln sites,
- 2) significant NPS technical assistance and support could be directed to the site, and

- 3) the National Trust for Historic Preservation has an established track record as a strong managing partner in another affiliated area of the NPS, namely, the Lower East Side Tenement House.

• ***Preliminary Cost Estimate***

The National Trust for Historic Preservation has developed preliminary cost estimates for the restoration and operation of the National Monument as a co-stewardship site of the National Trust and an affiliated area of the Park Service. These estimates are defined as Class C estimates, which means they are the most general type of estimate and subject to considerable refinement and modification during future phases of the planning process. They are not adequate for budget purposes.

**Site Restoration Cost: \$4.5 million** (for the cottage alone; does not include estimated costs for the proposed accompanying Visitor Education Center)

NPS Contribution: None

New Non-Profit Management Entity/National Trust Costs: \$4.5 million

“Save America’s Treasures” Grant: \$750,000

Additional Private Funds: \$3.75 million

**Exhibit/Interpretive Development Cost: \$2 million\***

(cost estimate based on proposal submitted to National Trust by Vincent Ciulla Design, Inc. in August 2001 for exhibit design in cottage; fabrication and installation included)

NPS Contribution: None

New Non-Profit Management Entity/National Trust Costs: \$2 million

\* actual amount will depend on level of interpretation, hours of operation and private funds raised

**Annual Operating Costs: \$650,000\***

NPS Contribution: \$100,000 (or in-kind services)

New Non-Profit Management Entity/National Trust Contribution: \$550,000

Staff: \$400,000

Funding for educational programming, visitor services, utilities, supplies, equipment and other expenses: \$ 250,000

***Alternative C: No Action by the National Park Service other than Consulting Role determined by National Monument Designation and a National Trust for Historic Preservation Co-Stewardship Site***

Under this alternative, the National Park Service would take no action in developing the site other than the consulting role prescribed by the National Monument proclamation. The President Lincoln and Soldiers' Home National Monument would continue to be under the administrative jurisdiction of the AFRH and managed under a cooperative agreement between the AFRH and the National Trust for Historic Preservation.

• ***Site Restoration and Management***

Under Alternative C, site restoration and management would be the same as under Alternative B, except that the only connection to the National Park Service would be the consultation provisions and technical assistance that result from the national monument designation. The site would not be eligible to seek funding through the National Park Service's budget to help with operating expenses, but it could be eligible to seek funding through appropriations to the AFRH. The National Trust already has signed a cooperative agreement with the AFRH assuming responsibility for restoration, maintenance and operations costs associated with the Monument, except for a portion of the grounds maintenance and utility costs, which would be shared with the AFRH. In this alternative, as with Alternative B, the Trust would form a new non-profit entity the sole responsibility of which would be to raise funds for the benefit and management of the Monument. The Trust would appoint the first board of the new non-profit, that

would, in turn, become an independent, self-perpetuating organization, with one full voting board member from the National Trust and one from the AFRH, among other board members. Once the new non-profit was formed, the National Trust would sign a co-stewardship agreement with the new entity under which the Trust would maintain ultimate management oversight, but not be involved in day to day management. The specific terms of the co-stewardship agreement would have to be developed.

- ***Facilities and Staffing***

The facilities and staffing under Alternative C would be the same as Alternative B. Alternative C would involve restoration and interpretation of the Lincoln core of the Monument, with the rest of the space rehabilitated to the Secretary of the Interior's standards for use as visitor orientation and office space. Staffing for the site would include a site director, an education director, a tour or business manager, a development director, an administrative assistant, and part-time interpretive guides. As with Alternative B, all aspects of visitation would be handled at the Monument initially, with the possibility of the adjacent Sherman Building providing future space for expanded educational programming, if funds could be secured for this purpose.

- ***Interpretation and Programming***

Interpretation and programming would be the same under Alternative C as under Alternative B, except that no technical assistance and support would be provided by the National Park Service to the site beyond that already available through its status as a national monument. The new non-profit entity established by the National Trust would develop an interpretive program suitable for a first-class presidential site, with both on-site and on-line interpretive programming. One or more Lincoln period rooms would be

developed if documentation and financial resources become available to make this possible. Interpretive themes would include the evolution of Lincoln's thinking during the Civil War, the development and implications of the Emancipation Proclamation, Lincoln family life at the Soldiers' Home, and other interpretive opportunities identified in this study. As under Alternative B, a special effort would be made to reach out to teachers and school children.

Under Alternative C, the new non-profit entity would form the same kinds of partnerships as under Alternative B with other Lincoln sites, museums and study centers, with scholars and educational institutions, and with local government and heritage tourism organizations. However, under this alternative, the partnership with the National Park Service and its Lincoln sites would be limited to the kind of consultation and technical assistance available to any national monument.

- *Preliminary Cost Estimate*

Preliminary cost estimates have been developed by the National Trust for Historic Preservation for restoration and operation of the Monument as a co-stewardship site of the National Trust with no National Park Service involvement beyond that provided for by the national monument designation. These estimates are defined as Class C estimates, which means they are the most general type of estimate subject to considerable refinement and modification during future phases of the planning process. They are not adequate for budget purposes.

**Site Restoration Cost: \$4.5 million**

NPS Contribution: None

Non-Profit Management Entity/National Trust Contribution: \$4.5 million

"Save America's Treasures" Grant: \$750,000

Additional Private Funds: \$3.75 million



**Exhibit/Interpretive Development Cost: \$2 million\***

(cost estimate based on proposal submitted to National Trust by Vincent Ciulla Design, Inc. in August 2001 for exhibit design in cottage; fabrication and installation included)

NPS Contribution: None

New Non-Profit Management Entity/National Trust Costs: \$2 million

\* actual amount would depend on level of interpretation, hours of operation and private funds raised

**Annual Operating Costs: \$650,000\***

NPS Contribution: none

New Non-Profit Management Entity/National Trust Contribution: \$650,000

Staff: \$400,000

Funding for educational programming, visitor services,  
utilities, supplies, equipment and other expenses: \$ 250,000

(AFRH contribution to utilities and grounds maintenance to be determined as part of the co-stewardship negotiation process.)

## ***Comparison of Management Alternatives***

Under all management alternatives, the Armed Forces Retirement Home's responsibility to manage the President Lincoln and Soldiers' Home National Monument remains constant, as defined by the executive order designating the site as a national monument. Only legislation by Congress could change overall management authority for the site from the AFRH's hands to the hands of another entity, such as the National Park Service. Likewise, under all management alternatives, the National Park Service is assigned a consulting role, per the national monument proclamation, and would lend assistance to the AFRH in developing regulations and a management plan governing future site use, unless that role is changed through legislation.

The following is a comparison of the major advantages and disadvantages of each of the three management alternatives outlined above.



- *Alternative A: A New Unit of the National Park System*

Designation of the Monument as a park unit would provide the site with the prestige and visibility of being part of the National Park System and ensure some level of federal funding to restore and manage the site. The Monument would fill an important gap in the NPS collection of Lincoln sites by adding a site with close, personal ties to Lincoln during the time he served as our nation's sixteenth president. Designation of the Monument as a National Park System unit would open up opportunities to link interpretation and programming at the Monument to other National Park Service Lincoln and Civil War sites like Ford's Theatre, Fort Stevens and the Frederick Douglass National Historic Site, all located in Washington, DC, and to the Lincoln Home National Historic Site, in Springfield, Illinois, the Gettysburg National Military Park in Gettysburg, Pennsylvania, and other NPS sites.

Given the current levels of National Park Service funding, possibly there would not be adequate funds to restore and interpret the Monument as a first-class presidential site in the near term. This site would have to compete with all other NPS sites for restoration, maintenance and management funds. However, it is possible federal funds might be supplemented by funds raised by the National Trust or other private fund raising activities.

Under this alternative the National Park Service would be operating a federally owned site under the administrative jurisdiction of another federal agency. There are precedents for this, like the Old Post Office Building in Washington, DC. The Post Office building is under the administrative jurisdiction of the General Services

Administration and managed by the NPS. If Congress were to choose to establish this site as a unit of the National Park System, the legislation or the agreements made pursuant to the legislation would need to delineate clearly the authority and responsibilities of the different participating federal agencies to avert confusion and conflicts between the Armed Forces Retirement Home and the National Park Service.

- ***Alternative B: An Affiliated Area of the National Park System and a Co-Stewardship Site of the National Trust for Historic Preservation***

Under Alternative B, the Monument would be managed by an independent non-profit entity solely dedicated to the restoration and interpretation of the site. The new management entity would have the guidance and support of the National Trust, the nation's leading non-profit preservation organization. The AFRH and the National Trust already have a cooperative agreement designating the National Trust as the steward of the site's restoration and development, have cooperated in obtaining a "Save America's Treasures" grant of \$750,000 and in preparing several studies related to the history, restoration and interpretation of the site.

Under Alternative B, the National Trust would build on the partnerships it has developed to date with leading Lincoln scholars, collectors and preservationists to recruit a nationally prominent board to develop and manage the site. This board could in turn build the strong research and financial foundation necessary to transform the Monument into a world class presidential site, including creating an endowment adequate to provide operational support for the site. Alternative B also calls for a Visitor Education Center to be housed in the nearby Sherman Building for the purpose of supporting and complementing the National Monument.

Affiliated area status of the National Park System, effected either administratively or by Act of Congress, would create opportunities to link interpretation and programming at the Monument to other National Park Service Lincoln and Civil War sites, like Ford's Theatre and the Frederick Douglass National Historic Site in Washington, DC, the Lincoln Home National Historic Site, in Springfield, Illinois, and other NPS sites. If authorized by Congress, the Monument would be eligible to receive funding through the NPS budget to help with operating expenses. There is strong competition for such funds, and the prospect for receiving these funds is uncertain. The level of NPS technical assistance available to the site, above and beyond that provided to all national monuments, would depend on the terms of the cooperative agreement signed by AFRH and the National Park Service.

Under Alternative B, the Monument would not have the guarantee of some level of federal funding that would come with being designated a National Park System unit. The success of Alternative B would depend almost entirely on the ability of the National Trust and the new non-profit board to raise the funds necessary to restore and operate the Monument.

***• Alternative C: No Action by the National Park Service other than the Consulting Role determined by National Monument Designation and a Co-Stewardship Site of the National Trust for Historic Preservation***

Alternative C, like Alternative B, would provide strong non-profit leadership solely dedicated to the restoration and management of the site. Under this alternative, the Monument would have a nationally prominent board able to generate the research and financial resources necessary to develop a top quality presidential site. Alternative C would provide the organizational independence and flexibility needed to expand

programming into the adjacent space of the Sherman Building. Like Alternative B, Alternative C includes strong involvement and oversight by the National Trust for Historic Preservation, with assistance the Trust can provide in recruiting Lincoln scholars and collectors and major private donors to help with the effort. This alternative would continue the successful partnership between the AFRH and the National Trust. No federal funds beyond the “Save America’s Treasures” grant already awarded through the NPS would be used to restore and operate the site, unless those funds were to come through the AFRH budget.

The major disadvantage of this alternative is that it would not involve any affiliation with the National Park Service beyond the consulting relationship required by the monument designation. Lack of affiliated area status would deprive the site of the added stature and visibility that being an affiliated area of the National Park System could offer. Building interpretive links between the Monument and the various National Park Service Lincoln sites in Washington, DC and around the country could be more difficult as well were the site not an NPS affiliated area. The lack of any affiliation with the National Park Service, beyond national monument designation, would make the site ineligible for federal assistance through the NPS budget to help meet annual operating expenses. The inability to secure NPS funds to help with operating costs would be a major disadvantage in the near-term since the non-profit management entity may need three to five years to build an endowment adequate to support the site. This handicap would place even greater pressure on the private fund-raising effort and could delay the opening of the site.

**Comparison of Management Alternatives  
for the  
President Lincoln and Soldiers' Home National Monument**

**Special Resource Study 2002**

Abbreviations used: NPS – National Park Service AFRH – Armed Forces Retirement Home NTHP – National Trust for Historic Preservation	<b>A. New Unit of the National Park System</b>	<b>B. National Park Service Affiliated Area and a Co-Stewardship of the NTHP</b>	<b>C. No Action by NPS other than Consulting Role prescribed by National Monument designation and a Co-Stewardship Site of the NTHP</b>
<b>Land Ownership</b>	Federal property; AFRH maintains administrative jurisdiction	Federal property; AFRH maintains administrative jurisdiction	Federal property; AFRH maintains administrative jurisdiction
<b>Site Management</b>	NPS leads with AFRH cooperation	Independent Non-Profit leads with AFRH, NPS & NTHP cooperation	Independent Non-Profit leads with AFRH & NTHP cooperation
<b>NPS Involvement</b>	Full NPS involvement	Partial NPS involvement	Only NPS technical support and consultations for National Monument
<b>Funding for Restoration &amp; Development (Estimated needs)</b>	\$3 million	\$4.5 million	\$4.5 million
<b>Funding for Interpretation &amp; Exhibits (Estimated needs)</b>	\$1.75 million	\$2 million	\$2 million
<b>Annual Site Operation Costs (Estimated needs)</b>	\$520,000	\$650,000	\$650,000
<b>Funding Sources</b>	Federal funding	Private funding and possible federal funding	Private funding and possible federal funding
<b>Visitor and Education Center</b>	Potential for creation depends upon available funding	Potential for creation depends upon available funding	Potential for creation depends upon available funding
<b>Lincoln Studies Center</b>	May or may not be included in vision for site	Potential for creation depends upon available funding	Potential for creation depends upon available funding
<b>Linkages to Other Lincoln Sites/Organizations</b>	Easily facilitated with existing NPS sites; linkages to non-gov't sites may be less easily facilitated.	Linkages to NPS and non-gov't Lincoln and Civil War sites easily facilitated.	Linkages to NPS and non-gov't Lincoln and Civil War sites easily facilitated.
<b>Environmental Impact</b>	No long-term detrimental impacts	No long-term detrimental impacts	No long-term detrimental impacts

## *Conclusion*

This study concludes that the most effective and efficient management alternative for protecting the President Lincoln and Soldiers' Home National Monument, and providing for the public's enjoyment of this extraordinary site would be Alternative B: An Affiliated Area of the National Park System and a Co-Stewardship Site of the National Trust for Historic Preservation. Designation by Congress as such ideally would include authorization of federal funds for site restoration and operation. In cooperation with the Armed Forces Retirement Home, the National Trust for Historic Preservation already has assumed a leadership role in stewarding the site's restoration and development. The National Park Service's guiding policy is to actively encourage conservation by public and private entities other than the NPS, especially if such conservation efforts demonstrate a high caliber of quality and responsibility. In the past several years, the National Trust for Historic Preservation has committed significant financial and human resources toward making the President Lincoln and Soldiers' Home National Monument a future inspirational site to the American public for its deeper understanding of the Lincoln presidency. Furthermore, the National Trust has proven itself a reliable partner to both the National Park Service and the Armed Forces Retirement Home. Therefore, the best management alternative for the President Lincoln and Soldiers' Home National Monument is designation by Congress as an Affiliated Area of the National Park System.



*Environmental Assessment Statement  
for the  
President Lincoln and Soldiers' Home National Monument  
Special Resource Study*

***Purpose of the Environmental Assessment***

This Environmental Assessment (EA) has been prepared as part of the President Lincoln and Soldiers' Home National Monument Special Resource Study to identify potential impacts on the immediate and nearby environs of restoring the Monument and opening it to the public.

***Existing Conditions***

The President Lincoln and Soldier's Home National Monument consists of a 19<sup>th</sup> century Gothic Revival style cottage on 2.3 acres of land. The Monument is located in the historic core of the Armed Forces Retirement Home (AFRH), a 320-acre retirement community located approximately three miles north of the Capitol in northwest Washington, DC. The Monument is situated approximately one hundred yards from the principle entrance used for the AFRH, the Eagle Gate, at the intersection of Upshur Street and Rock Creek Church Road, NW.

The National Monument's environs are man-made. Judging by comparisons of historic photographs with contemporary conditions of the cottage and its surroundings, all within the perimeters of the National Monument, the scene seems remarkably unchanged from how it appeared to be in the mid-19<sup>th</sup> century. The only notable changes to the immediate environment include the existence of a parking lot between the Sherman Building and the cottage, the fact that the roads are paved, and the presence of a water tower constructed circa 1890, just north of the cottage.



On the grounds of the National Monument, a concrete pathway circumscribes the cottage then leads east to the Sherman Building. A separate concrete sidewalk on the west side of Lincoln Drive, where the cottage is situated, winds by the site of an old copper beech tree. The Department of the Interior marked the National Monument's boundaries intentionally to include this copper beech tree and its encircling grove of new growth. Prior to the demise of the tree's central trunk, the tree was thought to date to Lincoln's time. However, since the dead trunk has been reduced to an 11' stump, new scientific research on the tree's age concludes that the tree likely is not as old as oral tradition has long suggested.

Flora, fauna and residents of the AFRH enjoy these environs immensely for their beauty and peacefulness. The AFRH grounds crew carefully tends this area of the Home, for this is the zone of the AFRH that all residents and visitors see first upon entering. The AFRH takes special pains to ensure that anyone's first impression of this historic part of the Home is a positive one.

Annual flowers, such as pansies, gladiolas, begonias, salvia and others, are rotated in and out of planting beds around the cottage. Dutch elm, Siberian elm, white ash, ginko, osage orange, and magnolia comprise the mature trees surrounding the cottage. Benches along the walkways attract residents who regularly walk by and around the cottage, particularly in the warm weather. Small fauna is attracted to this setting, too. A large population of squirrels abounds. The squirrels are accustomed to receive attentions and peanuts from passing residents. Some squirrels invade the cottage through hidden openings in the building structure; the AFRH maintenance personnel periodically set traps for the squirrels to capture and relocate them. Mallard ducks also

visit the cottage environs. The AFRH garden crew sets out water basins in at least two locations for the ducks' comfort. Bluejays, cardinals, several varieties of woodpeckers, hawks and other birds are regular visitors to the Monument's trees, bushes and skies. Foxes have been sited on the AFRH property, but not in the vicinity of the National Monument.

Many diverse institutions and communities border the AFRH campus. The bordering residential communities include Petworth, Lemond-Riggs, North Michigan Park and Brookland. Neighboring academic communities include Archbishop Carroll High School, Catholic University and Howard University. Due north of the AFRH is the Rock Creek Cemetery and Washington's oldest parish, St. Paul's, established in 1712. To the south of the AFRH are the McMillan Reservoir, one of the Washington's principle water suppliers, and a complex of hospitals, including Children's Hospital, the Veterans Administration Hospital, the Washington Hospital Center and the National Rehabilitation Center.

### ***Site Management Alternatives***

The Special Resource Study explores the significance of the President Lincoln and Soldiers' Home National Monument site and the suitability and feasibility of three separate management alternatives for the Monument. Under all three management alternatives, the Monument would remain a federal property owned by the AFRH. The four distinct management arrangements include the following alternatives:

- A) a new unit of the National Park Service;
- B) an affiliated area of the National Park Service and a co-stewardship site of the National Trust for Historic Preservation that would be run by a non-profit independent entity;

- C) no action by the National Park Service beyond the consulting role determined by national monument status and a co-stewardship site of the National Trust for Historic Preservation.

Under Alternatives A, B, and C, the site will be restored and opened to the public as an important new learning center about Lincoln, his presidency, his family, the Civil War, and wartime Washington.

### ***Impacts on the Site's Natural Resources***

Development of this historic site will not degrade existing natural resources, either on the campus of the AFRH or in the surrounding neighborhoods. There will be some minimal short-term impacts on natural resources at the AFRH campus during restoration due to a construction team presence. In the long-term, the National Monument's natural resources likely will be enhanced by plans to develop the site, since landscaping improvements to recreate features found in 1860s era photographs may be an enriching component of the restoration process. For instance, to best integrate the proposed Visitor Education Center in the Sherman Building with the Lincoln Cottage, project partners may consider eliminating the existing parking lot between the Cottage and Sherman in order to improve flow and control of visitor foot traffic. Such a change in favor of pedestrian visitors, not cars, would enhance the historic feeling of the site and expand open green space.

For Alternatives A, B and C, the impacts on the site's natural resources are more or less equal and overall, positive.

### ***Cultural Resource Impacts***

The restoration of the Monument to the 1860s period will preserve an extraordinarily important cultural resource. The cottage itself will undergo structural reinforcements and refurbishment that will guarantee its presence on the national scene for years to come. The larger community of Washington, DC will gain a national treasure in its midst. The site's planned interpretation of Abraham Lincoln, his presidency and his times, the Soldiers' Home, and specific aspects of the Civil War relating to Washington will provide important cultural learning opportunities particularly for AFRH residents, residents of surrounding neighborhoods, school children, and for all future visitors to the site.

The existence of a new National Monument at the Armed Forces Retirement Home also will bring greater attention to an already culturally varied neighborhood that has gained distinction on Washington's local scene as a lively center particularly of African-American, Caribbean, Ethiopian and Hispanic cultures. The Georgia Avenue corridor represents "Five Miles of Cultural and Ethnic Diversity," according to a publication by that name produced in the 1980s, that experiences wave after wave of shifting ethnic populations, incoming and outgoing, over years of continuous change. The vibrant local communities offer opportunities, some rooted in history and others in the present, to the National Monument for building links into the area neighborhoods through special programs, exhibits and outreach activities from which all residents and visitors might benefit. The diverse array of churches serving these culturally varied communities also present a fertile ground for bolstering community participation at the National Monument.

Under management Alternatives A, B and C, both the Monument and the surrounding neighborhoods stand to benefit mutually from development of this national site.

### ***Socio-Economic Impacts***

The greatest socio-economic impacts associated with developing the site are likely to be experienced by residents of the AFRH as a result of increased visitation to the Monument. For instance, new employment opportunities associated with the National Monument will arise for interested and qualified residents. These opportunities may include work for guides, interpreters, and sales personnel in a museum shop that ideally would be part of the future Visitor Education Center. Other possible, yet unforeseen, positions also may exist. Most positions would be paid, though opportunities for volunteers will be available.

Another consequence of increased visitation at the site is possible disruption to the daily quiet and order to which the AFRH is accustomed. In order to preserve the peacefulness of the AFRH as an active retirement community as well as the tranquil setting of an historic presidential retreat, a visitor management plan needs to address visitor flow, security, noise levels, and hours of operation. A way-finding system that clearly marks the boundaries of the Monument and the travel paths between the parking area, the Visitor Education Center, and the National Monument will be essential. The AFRH leadership has articulated clearly its understanding that public visitors will not wander freely about the AFRH campus. Effective yet friendly controls must be established to guide visitor flow through the site, otherwise, the peace of the AFRH retirement community would be unduly disrupted.

Transportation of visitors to the National Monument may occur mostly by bus. Bus tours likely will originate at other well-patronized tourist sites in Washington, DC, such as Ford's Theatre or the new City Museum. Bus tours almost certainly would use Georgia Avenue, NW and Upshur Street, NW as routes of approach to the Monument. Since Seventh Street, which becomes Georgia Avenue, was Lincoln's route for arriving at the cottage, a bus tour could incorporate a presentation of the historic significance of Lincoln's commuting route. Individuals in cars may also choose these avenues of approach. Development of the Monument may place greater demands on commercial establishments along these travel corridors, particularly restaurants, gas stations and small shops. A greater volume of business for these neighborhood commercial areas may be viewed as positive, given the joint efforts of government and civic leaders over the past several years to draw new business to the Georgia Avenue area.

At the city-wide level, developing the Monument will contribute to ongoing city efforts to build a network of heritage tourism sites in Washington, DC that are off the Mall. City officials, the downtown Business Improvement District, the DC Heritage Tourism Coalition, civic leaders of Wards 4 and 5 (that border and contain the AFRH) all support these efforts.

Management Alternatives A, B and C would promote social and economic development at and in the vicinity of the National Monument.

### ***Air Quality, Traffic and Parking Impacts***

Although operation of the Monument will increase vehicular traffic in the vicinity of the AFRH, the increase is not expected to be overwhelming and is not expected to affect appreciably air quality in the neighborhood.



The AFRH agrees that the Eagle Gate is the best entrance for public access to the site, primarily because of its proximity to the Monument. The traffic light at the intersection of Upshur Street and Rock Creek Church Road should be sufficient to control traffic entering through the Eagle Gate, perhaps with the addition of signs cautioning drivers not to block the intersection. Once the National Monument opens to the public, a change in the light's timing may be necessary; a longer green light in the east-west direction would enhance ease of traffic flow in and out of the AFRH.

The AFRH intends to provide parking on campus for all visitors who arrive in tour busses and individual automobiles. Site development design documents will need to address the sufficiency of existing curbs and parking lots to accommodate several tour-size busses on campus at one time. An additional parking lot may be necessary to handle visitors.

Some visitors may arrive at the National Monument via public transportation. The Metrobus route H8 conveniently stops at the intersection of Rock Creek Church Road and Upshur Street, NW. Ideally, signage along this route, particularly at downtown locations, could inform Metrobus travelers of the National Monument's existence and precise location. Arriving by Metrorail would be more challenging simply because both the Green Line Petworth/Georgia Avenue station and the Red Line Brookland/Catholic University station are each about one mile distant from the AFRH. Visitors coming on Metrorail would have to walk, take a bus or a taxicab to the National Monument. Regardless of the degree of difficulty in arriving by Metrorail, new signage at the above-mentioned Metrorail stops and additional street signage along the street travel routes would enhance visitors' ease in finding their destination.



Management Alternatives A, B and C would change traffic flow and parking arrangements on the AFRH campus. Local streets would be affected only marginally. New signage on city streets as well as on public transportation would greatly facilitate visitors' orientation in arriving at the Monument. Air quality may deteriorate slightly due to a greater flow of traffic through the neighborhoods.

### ***Hazardous Materials Abatement***

The AFRH has identified the need for both lead paint and asbestos abatement projects within the cottage. Abatement will be carried out under federally recommended safety guidelines at the appropriate time during the restoration process. No hazard to AFRH residents, employees, non-AFRH personnel or the public is anticipated.

Under Alternatives A, B and C, hazard materials abatement would occur, to the benefit of all visitors to the site.

### ***Conclusion***

Under management Alternatives A, B and C, potential environmental impacts across the board are comparable and generally positive. Slight variations in impacts may occur among these three alternatives depending upon how each management team plans for visitor arrival and flow through the site. Alternatives A, B and C can be expected to provide a number of positive cultural and economic benefits. Negative environmental impacts are expected to be minor, temporary and easily addressed.



## *Maps*

1. Section of U.S. Department of the Interior Geological Survey Map (Washington West Quadrangle) that shows distance relationship between U.S. Soldiers' Home (sic, on map) where National Monument is located and the Mall downtown. The distance is slightly over three miles.
2. Site map for the Armed Forces Retirement Home. Building 12, just west of Sherman South, is the cottage, centerpiece of the President Lincoln and Soldiers' Home National Monument.
3. Aerial view map showing boundary coordinates of the President Lincoln and Soldiers' Home National Monument. Note cottage at lower (south) end of yellow boundary box.



Armed Forces Retirement Home-  
Washington (top right) in  
relation to the Mall (along  
bottom of map).

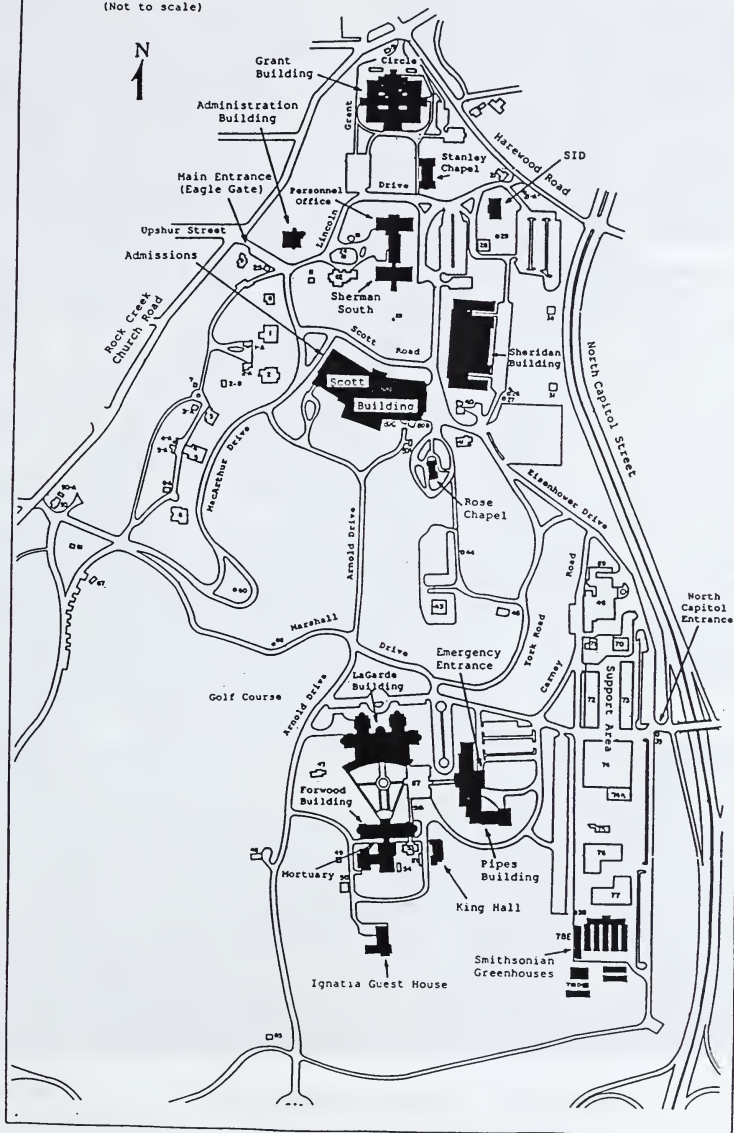






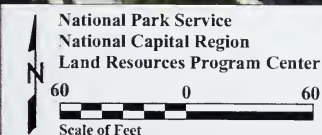
Armed Forces Retirement Home-Washington  
(Building 12 is the cottage, centerpiece of the President Lincoln and Soldiers' Home National Monument)

GETTING AROUND THE USSAH  
(Not to scale)









National Park Service  
National Capital Region  
Land Resources Program Center

## The President Lincoln and Soldiers' Home National Monument



This drawing should not be used for any legal  
or engineering purposes. Figures represented



## ***Public Feedback***

[public comments received to be included in this section after the public meeting and subsequent 30-day public comment period]



# *Appendices*

1. Description of Armed Forces Retirement Home.
2. Description of the National Trust for Historic Preservation.
3. Cooperative Agreement, plus first modification, between the U.S. Soldiers' and Airmen's Home (sic, a.k.a. Armed Forces Retirement Home) and the National Trust for Historic Preservation.
4. President Lincoln and Soldiers' Home National Monument: A Proclamation by the President of the United States.
5. National Register of Historic Places Nomination Form (resulting in designation of the site as a National Historic Landmark in 1973).
6. List of study team, individuals and organizations consulted in connection with preparation of the Special Resource Study.
7. Bibliography.





# *Appendix 1*

## Description of Armed Forces Retirement Home



## Description of the Armed Forces Retirement Home-Washington

The Armed Forces Retirement Home (AFRH) is an independent federal agency. Its mission is to provide a retirement home for veteran enlisted servicemen and women in an environment designed for safety, comfort and personal enrichment. All veteran residents of the Home have either served a minimum of 20 years active duty in the Armed Forces, were disabled while on active duty, or served in a war theater and as a result are disabled.

The AFRH has two facilities: one in Washington, DC and the other in Gulfport, Mississippi. Each Home has a local advisory board. By law, the Secretary of Defense is the authority that appoints the directors and deputy directors for each facility. The Secretary of Defense also appoints the chief operating officer (a position created by Congressional legislation passed in December 2001) with oversight duties for both facilities. Despite the management oversight by the Department of Defense, funding for the Armed Forces Retirement Home does not come from a U.S. Treasury appropriation. Instead, funding for the Home comes from a trust fund fed by monthly, active-duty payroll deductions of 50 cents, fines and forfeitures from military disciplinary actions, interest earned on the trust, and resident fees.

The Armed Forces Retirement Home-Washington currently has about 1000 residents who live on a 320-acre campus with a historic core of buildings dating to 1851, when the AFRH was founded (then known as the U.S. Military Asylum). The Armed Forces Retirement Home-Gulfport currently has about 500 residents living on a 36-acre campus.

The AFRH is a living memorial to those who served, and exemplifies the notion of how the Armed Forces “takes care of its own,” even after military service is completed. The Homes are communities of friendship and camaraderie made possible by the residents’ common background of military service. For more information, please visit [www.afrh.com](http://www.afrh.com) or call the Armed Forces Retirement Home-Washington at 1-800-422-9988 or the Armed Forces Retirement Home-Gulfport at 1-800-332-3527.

*Nb. For purposes of the Special Resource Study, references herein to the Armed Forces Retirement Home consistently refer to the Armed Forces Retirement Home-Washington where the President Lincoln and Soldiers’ Home National Monument is located.*



## *Appendix 2*

### Description of the National Trust for Historic Preservation





## Description of the National Trust for Historic Preservation

### What is the National Trust for Historic Preservation?

A private nonprofit organization with more than 250,000 members, the National Trust is the leader of the vigorous preservation movement that is saving the best of our past for the future. When historic buildings and neighborhoods are torn down or allowed to deteriorate, a part of our past disappears forever. When that happens, we lose connections with history that help us to know who we are, and we lose opportunities to live and work in the kinds of interesting, attractive, supportive surroundings that older buildings can provide. For 50 years, the National Trust has been working to help people protect the irreplaceable.

### What does the National Trust do?

- Helps local groups save buildings and neighborhoods by providing the technical know-how and financial assistance they need;
- Demonstrates how preservation can revitalize communities through programs such as the National Trust *Main Street Center*, that has brought new economic life to more than 1,300 historic downtown areas, and National Trust *Community Partners*, that uses preservation as a tool for providing affordable housing in older residential neighborhoods;
- Teaches people about the benefits of preservation through workshops and other educational programs, including the nation's largest preservation conference, a lively Internet website and the award-winning *Preservation* magazine;
- Promotes travel to historic destinations through its National Trust Study Tours and National Trust Historic Hotels of America, and helps develop heritage tourism nationwide;
- Works on Capitol Hill and in state legislatures and city halls to encourage the adoption of laws and policies that support local preservation work;
- Goes to court to ensure that preservation laws are upheld;
- Works with "smart growth" advocates to revitalize communities and reduce sprawl;
- Owns and operates a nationwide collection of National Trust Historic Sites.

### What does it offer to National Trust members?

National Trust members receive *Preservation* magazine, free or discounted admission to National Trust Historic Sites, discounts on purchases from Preservation Press and museum shops, and access to special services such as educational tours of historic places at home and abroad.

### Where does the National Trust get its operating funds?

Much of our funding comes from our members in the form of membership dues, merchandise sales and special contributions. Additional funding comes from corporate and foundation grants, endowment income and fee-for-service contracts.

### **Does the National Trust decide which buildings are historic?**

No. Designating a building or neighborhood “historic” is achieved through the National Register of Historic Places, local preservation ordinances and other programs administered by local, state and federal governments.

### **What Are National Trust Historic Sites?**

The National Trust’s 21 historic sites are located nationwide and are open to the public for visitation. Some National Trust Historic Sites are operated by the National Trust directly, while others are managed by local preservation partners as co-stewardship arrangements.

**Chesterwood**, Stockbridge, MA  
**Lower East Side Tenement Museum**,  
New York, NY  
**Kykuit**, Tarrytown, NY  
**Lyndhurst**, Tarrytown, NY  
**Cliveden**, Philadelphia, PA  
**Touro Synagogue** Newport, RI  
**Decatur House**, Washington, DC  
**Woodrow Wilson House**, Washington,  
DC  
**Belle Grove**, Middletown, VA.  
**Montpelier**, Orange, VA  
**Oatlands**, Leesburg, VA

**Pope-Leighey House**, Mt. Vernon, VA  
**Woodlawn Plantation**, Mt. Vernon, VA  
**Drayton Hall**, Charleston, SC  
**Shadows-on-the-Teche**, New Iberia,  
LA  
**Frank Lloyd Wright Home & Studio**,  
Oak Park, IL  
**Robie House**, Chicago, IL  
**Gaylord Building**, Lockport, IL  
**Brucemore**, Cedar Rapids, IA  
**Cooper-Molera Adobe**, Monterey, CA  
**Filoli**, Woodside, CA

For more information, contact the National Trust for Historic Preservation online at [www.nthp.org](http://www.nthp.org) or through the National Trust headquarters located at 1785 Massachusetts Avenue, NW, Washington, DC, 20036, (202) 588-6000.

## *Appendix 3*

Cooperative Agreement,  
Plus First Modification,  
between the  
U.S. Soldiers' and Airmen's Home  
(now known as the Armed Forces  
Retirement Home)  
and the  
National Trust for Historic Preservation



**COOPERATIVE AGREEMENT**  
**Between**  
**THE NATIONAL TRUST FOR HISTORIC PRESERVATION**  
**and**  
**THE U.S. SOLDIERS' AND AIRMEN'S HOME**

**ARTICLE I. Background and Objectives**

- A. This agreement is entered into by and between the National Trust for Historic Preservation and The United States Soldiers' and Airmen's Home to cooperate in the preservation and restoration of Anderson Cottage, a National Historic Landmark and a historic site important to the Nation's heritage due to its association with Abraham Lincoln.
- B. The National Trust for Historic Preservation (hereinafter called the National Trust) is a private, non-profit organization chartered by the Congress by means of the National Historic Preservation Act of 1949 (16 U.S.C. §§ 468-468c) in order to promote the preservation of historic American sites, buildings, objects, and antiquities of national significance, and to facilitate public participation in the preservation of sites, buildings, and objects of national significance or interest. Under 16 U.S.C. § 468c(g), the National Trust is expressly authorized by Congress to contract and make cooperative agreements with federal agencies respecting the protection and preservation of any historic site for public use.
- C. The U.S. Soldiers' and Airmen's Home is a facility of the Armed Forces Retirement Home.
- D. U.S. Soldiers' and Airmen's Home's participation in this cooperative agreement furthers its responsibilities under Section 110 the National Historic Preservation Act, 16 U.S.C. § 470h-2, to preserve historic properties under its control consistent with the purposes of that Act.

**ARTICLE II. Scope of Work**

- A. By this agreement, the National Trust and the U.S. Soldiers' and Airmen's Home seek to work cooperatively to devise a program for the preservation and rehabilitation of Anderson Cottage, as well as for the development of an interpretive program for the site.
- B. Immediately upon approval of this Agreement, the National Trust will issue a Request for Proposals (RFP) for professional consulting services to complete a Preservation and Management Plan for the rehabilitation and

restoration of Anderson Cottage, located on the grounds of the U.S. Soldiers' and Airmen's Home. The Preservation and Management Plan is the next step in the process of developing the Anderson Cottage to its full potential. The Preservation and Management Plan will provide detailed recommendations for the Anderson Cottage and the historic core of the U.S. Soldiers' and Airmen's Home with a comprehensive approach to future use, management, and maintenance of the resource as a public attraction. A short list of firms will be interviewed in December of 1999 or before, and the project will commence after an Agreement has been executed, about January 2000 or before.

- C. The long-range goals of this Cooperative Agreement are to study, recommend, and pursue ways to implement options to preserve and rehabilitate Anderson Cottage for interpretation and public education.

### **ARTICLE III. Scope of Obligations**

- A. The parties will share resources, facilities, information, and expertise to enhance the ability of each party to advance—both jointly and individually—the preservation of the site.
- B. The U.S. Soldiers' and Airmen's Home will provide access to the site to the National Trust, its consultants, contractors and sub-contractors.

### **ARTICLE IV. Funding**

- A. The funding required for the Preservation and Management Plan Project will be provided by the National Trust entirely from private grants, gifts and contributions.
- B. Each party is to bear its own costs, except as may otherwise be indicated by written, mutual agreement of the National Trust and the U.S. Soldiers' and Airmen's Home.

### **ARTICLE V. Term of agreement**

- A. Work under this Agreement will be initiated upon the approval of the Agreement by both parties. This Agreement will remain in effect for a period of five years from the date of approval by both parties.
- B. This Agreement may be modified by amendment at any time by mutual concurrence of both parties. Modifications will be in writing and approved by the Key Officials identified in Article VI below or their designees.
- C. This Agreement may be extended or renewed at any time by written, mutual agreement of the parties.

- D. This Agreement may be terminated by written, mutual agreement of the National Trust and the U.S. Soldiers' and Airmen's Home. The Agreement may also be unilaterally suspended or terminated by either party upon 60 days advance written notice to the other party.

#### ARTICLE VI. Products

- A. The initial product is the Preservation and Management Plan. Parties may agree to other products as may be identified by letter or amendment to this Agreement.

#### ARTICLE VII. Key Officials

- A. The responsible official for the National Trust for the project authorized by this Agreement is:

William Dupont  
National Trust for Historic Preservation  
1785 Massachusetts Avenue, NW  
Washington, DC 20036

- B. The responsible official for the U.S. Soldiers' and Airmen's Home for the project authorized by this Agreement is:

Kerri Childress  
U.S. Soldiers' and Airmen's Home  
3700 North Capitol Street, NW  
Washington, DC 20317

#### SIGNATURES



Richard Moe  
President  
National Trust for Historic Preservation

October 28, 1999

Date



Maj. Gen. Donald C. Hilbert, USA retired  
Director  
U.S. Soldiers' and Airmen's Home

November 3, 1999

Date





FIRST MODIFICATION  
to  
COOPERATIVE AGREEMENT  
between  
NATIONAL TRUST FOR HISTORIC PRESERVATION  
and  
THE U.S. SOLDIERS' AND AIRMEN'S HOME

This FIRST MODIFICATION to the COOPERATIVE AGREEMENT between the National Trust for Historic Preservation and the U.S. Soldiers' and Airmen's Home, concerning the preservation and restoration of the President Lincoln and Soldiers' Home National Monument (formerly known as Anderson Cottage), a National Historic Landmark and a historic site important to the Nation's heritage due to its association with Abraham Lincoln, is made this 24<sup>th</sup> day of May, 2001.

The Cooperative Agreement is hereby modified as follows:

1. Article II, Scope of Work, is modified by adding paragraphs D, E, F, and G as follows:

D. Restoration and Rehabilitation. The National Trust and the U.S. Soldiers' and Airmen's Home (USSAH) agree to undertake and implement the restoration of the President Lincoln and Soldiers' Home National Monument (hereinafter called the Lincoln Cottage) to the period of Lincoln's residency as follows:

(i) The National Trust will contract with architects, engineers and other professional consultants to develop plans and specifications for the restoration and rehabilitation in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, which plans and specifications shall be subject to the approval of the U.S. Soldiers' and Airmen's Home;

(ii) Following approval of the restoration plans and specifications, and subject to the availability of funding therefor, the National Trust will contract with appropriate contractors to perform the restoration of Lincoln Cottage in accordance with the approved plans. The U.S. Soldiers' and Airmen's Home agrees to provide the National Trust, its contractors, agents and employees with access to the site necessary to perform the restoration, subject to their compliance with USSAH campus regulations.

E. Public Visitation. Contemporaneously with the development of plans for the restoration of the Lincoln Cottage, the National Trust and the U.S. Soldiers' and Airmen's Home agree to develop plans for controlled public visitation to the site as a National Monument and as a potential National Trust Historic Site. The National Trust will develop the plans for public visitation, which shall be subject to the approval of the U.S. Soldiers' and Airmen's Home. Such plans shall include specifically provisions

necessary to minimize disturbance to the residents of the U.S. Soldiers' and Airmen's Home from public visitation, and provisions that the primary general liability from the public visitation program will be borne by the party operating the public visitation program. Upon completion of restoration and rehabilitation of the Lincoln Cottage and approval of the public visitation plan, the USSAH agrees the National Trust will operate and manage the Lincoln Cottage for purposes of scholarly research, education and the approved public visitation plan.

F. Administrative Control. Upon taking administrative control of the Lincoln Cottage, the National Trust will, over the term of the restoration and rehabilitation, take on progressively more of the responsibility for the repair, maintenance, and upkeep of the interior and exterior of the Lincoln Cottage. The parties agree to be flexible, within reason, to the gradual transition of responsibility for care and maintenance of the Cottage as the restoration progresses. During the restoration process, the responsibilities of maintenance of the Cottage will be shared as indicated herein. The process of the progressive transition of responsibility shall be coordinated between the National Trust Project Manager and the USSAH's representative for the project. During the restoration the USSAH will continue with routine maintenance on the Cottage, including but not limited to matters such as clearing gutters, continued landscape maintenance to the extent possible around the restoration, repair of safety hazards that are not part of the restoration, and other events, which may arise to prevent deterioration of the Cottage. (See Article III.C--below--the USSAH is responsible for defects in USSAH property and/or negligence on its part.) At the present time, the Cottage utilities are not separated from the USSAH's system and the USSAH will continue to maintain utilities to enable operation of the Cottage, including but not limited to heating and cooling, hot water, electricity and telephone. At such time when it is possible for electricity, telephone and the cooling system to be separately metered or segregated during the restoration, the National Trust agrees that it will assume responsibility for those costs. The Parties currently anticipate that USSAH will continue to heat the Lincoln Cottage as long as the current heating system is in existence. Once the Cottage is fully restored, long term responsibilities for the interior and exterior of the Cottage will require this provision to be revisited to determine the full extent of the responsibility of the National Trust or the Costewardship Organization (Reference Article II.G.) and potential support from the USSAH (for example, emergency plumbing assistance).

G. Creation of National Trust Costewardship Organization. The National Trust and the U.S. Soldiers' and Airmen's Home agree the public visitation program at the Lincoln Cottage may be operated by a non-profit organization created specifically for the purpose of acting as a National Trust costewardship organization for the Lincoln Cottage. The U.S. Soldiers' and Airmen's Home agrees that the organization will be created by the National Trust, and that when it is to be created, the charter shall be subject to the approval of the U.S. Soldiers' and Airmen's Home. The board of directors of the costewardship organization will include one *ex officio* voting representative from the National Trust and one *ex officio* voting representative from the U.S. Soldiers' and Airmen's Home. The costewardship organization's operations shall be subject to the

terms of this Cooperative Agreement, and such other agreements as may be entered into between the National Trust and the U.S. Soldiers' and Airmen's Home concerning the Lincoln Cottage.

2. Article III, Scope of Obligations is modified by adding paragraphs C, D, E and F as follows:

C. Liability. The National Trust shall indemnify, save and hold harmless and defend the USSAH against all fines, claims, damages, losses, judgments, and expenses arising out of or from any omission or activity of the National Trust in connection with activities under this agreement. The National Trust shall not in any event indemnify or hold harmless the USSAH, its officers or employees from and/or against any claims arising from defects in USSAH property and/or negligence on the part of the USSAH, its officers and/or employees. The National Trust will maintain, at its sole expense, insurance providing coverage for, and with limits of liability not less than, the following:

- |       |                               |  |
|-------|-------------------------------|--|
| (i)   | Workers' Compensation:        | - Statutory Amount                     |
| (ii)  | Commercial General Liability: | - \$2,000,000.00 general aggregate     |
|       |                               | - \$1,000,000.00 each occurrence       |
| (iii) | Automobile Liability:         | - \$1,000,000.00 combined single limit |

The parties agree that the limits of liability may be adjusted from time to time by mutual agreement to ensure that the limits of liability are appropriate. The USSAH shall be named as an additional insured on all such policies. All such policies shall specify that the insurer shall have no right of subrogation against the USSAH for payment of any premiums or deductibles thereunder, and such insurance policies shall be assumed by, credited to the account of and undertaken at the National Trust's sole risk.

D. All USSAH property or facilities damaged or used by the National Trust in connection with the restoration and rehabilitation will be restored by the National Trust, its contractors, agents and employees to the same or better condition, according to the plans and specifications approved in Article II.D, as when they were made available for the use of the National Trust, its contractors, agents and employees on the property during the period of restoration and rehabilitation.

E. Any public announcement of this Agreement shall be coordinated between the National Trust and USSAH. The National Trust shall not use the name of USSAH on any product or service which is directly or indirectly related to either this Agreement or assignment which implements this Agreement without the prior written approval of USSAH. By entering into this Agreement, USSAH does not directly or indirectly endorse any product or service provided, or to be provided by the National Trust, its contractors, agents and employees, or the Costewardship Organization. The National Trust shall not in any way imply that this Agreement is an endorsement of any such product or service. The pre-approved standard clause describing the relationship

between the National Trust and the USSAH is as follows and may be used with variations without further approval requirements:

The National Trust for Historic Preservation and the U.S. Soldiers' and Airmen's Home have established a cooperative agreement to restore and develop the President Lincoln and Soldiers' Home National Monument with the intent to open this nationally significant site to the public.

F. The USSAH shall cooperate with the National Trust in the planning and design of merchandise appropriate for sale by the National Trust or the Costewardship Organization.

3. ARTICLE IV, Funding is modified by adding the following subparagraph:

C. Implementation of the projects provided for in this Cooperative Agreement, whether to be undertaken by the National Trust or the U.S. Soldiers' and Airmen's Home, shall be subject to the availability of funds.

4. ARTICLE V, Term of Agreement is modified by modifying subparagraphs A and D as follows and adding paragraph E:

A. Work under this Agreement will be initiated upon the approval of the Agreement by both parties. This Agreement will remain in effect for a period of twenty-five years from the date of approval by both parties.

D. This Agreement will terminate in accordance with subparagraph A of this Article, or may be terminated by written, mutual agreement of the National Trust and the USSAH. In the event of a disagreement between the National Trust and the USSAH, the parties will utilize an alternative dispute resolution technique in accordance with the Alternative Dispute Resolution Act of 1996, 5 U.S.C. §§ 571 et seq. Additionally, the USSAH retains the right to unilaterally suspend or terminate this Agreement 60 days after written notice to the National Trust if any of the following events occurs:

- (i) Declaration of War by the the U.S. Congress;
- (ii) Declaration of a national emergency by the President of the United States affecting this area.

The USSAH also retains the right to suspend or terminate this Agreement if the National Trust breaches the following terms, and, following written notice and a reasonable opportunity to cure, which shall not be less than ninety (90) days, fails to cure the event leading to the notice of termination:

- (i) Failure of the National Trust to undertake restoration of the Lincoln Cottage in a timely manner or in a manner substantially not in accordance with the terms of the Cooperative Agreement (as modified) (subject to prior utilization of alternative dispute resolution techniques);



- (ii) Substantial and material violation of Federal or District of Columbia law by the National Trust, its contractors, agents or employees acting in the course of their duties on behalf of the National Trust;
- (iii) Fiscal mismanagement by the National Trust relating to Lincoln Cottage;
- (iv) Material physical damage (negligent or intentional), by contractors, agents or employees of the National Trust, to the Lincoln Cottage or any part of the buildings or grounds of USSAH.

E. Neither the National Trust nor the USSAH shall be in breach of this Agreement for any failure of performance caused by any event beyond its reasonable control and not caused by the fault or negligence of that party. In the event such a *force majeure* event occurs, the party unable to perform shall promptly notify the other party and shall in good faith maintain such part performance as is reasonably possible and shall resume full performance as soon as is reasonably possible.

5. Article VII, Key Officials is modified by replacing the reference to Kerri Childress in the existing cooperative agreement with **Jean Schaefer** as the responsible official for the USSAH.

6. Add a new Article VIII, Miscellaneous Provisions, which include the following paragraphs:

#### Article VIII, Miscellaneous Provisions

A. Governing Law. The National Trust agrees that all its activities shall be conducted in accordance with all applicable District of Columbia and Federal laws and regulations, as well as Department of Defense and U.S. Air Force directives, regulations and instructions. The construction, validity, performance and effect of this Agreement for all purposes shall be governed by the laws, rules and regulations, applicable to the USSAH, whether now in force or hereafter enacted or provided.

B. Waiver of Rights. Any waiver shall be in writing and provided to all other parties. Failure to insist upon strict performance of any of the terms and conditions hereof, or failure or delay to exercise any rights provided herein or by law, shall not be deemed a waiver of any rights of any party hereto.

C. Severability. The illegality or invalidity of any provisions of this Agreement shall not impair, affect or invalidate the other provisions of this Agreement.

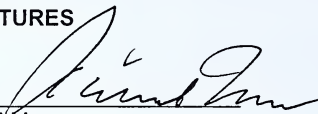
D. Assignment. Neither this Agreement nor any rights or obligations of any party hereunder shall be assigned or otherwise transferred by any party without the prior written consent of all other parties.

E. Records and Accounting. The National Trust agrees that the USSAH and the Comptroller General of the United States, or any of their duly authorized representatives, will have access to and the right to examine any books, documents,


papers and records of the National Trust involving transactions related to this Agreement for the purpose of audit or making excerpts and transcriptions. The National Trust will maintain auditable records for three (3) years following the completion of the Agreement.

F. In all cases where rights or privileges are granted herein in general or indefinite terms, the extent of the use of such rights or privileges by the parties shall be determined by further written Agreement.

#### SIGNATURES

  
 Richard Moe  
 President  
 National Trust for Historic Preservation

5/24/01  
 Date

  
 Major General Donald C. Hilbert, USA (ret)  
 Director  
 U.S. Soldiers' and Airmen's Home

5/25/01  
 Date



## *Appendix 4*

President Lincoln and Soldiers' Home  
National Monument

A Proclamation by the President  
of the  
United States





## President Lincoln and Soldiers' Home National Monument

*By the President of the United States of America*

### A Proclamation

Each year from 1862 through 1864, President Abraham Lincoln and his family left the White House to take up residence during the warm weather months at Anderson Cottage, a home in northwest Washington, D.C., on the grounds of a site then known as the Soldiers' Home. It is estimated that President Lincoln spent one quarter of his presidency at this home, riding out to it many evenings from late June until early November. The house and surrounding land are now part of the U.S. Soldiers' and Airmen's Home, a component of the Armed Forces Retirement Home, an independent establishment in the executive branch. This house and its grounds are objects of great historic significance and interest.

It was here, in September of 1862, that President Lincoln completed the drafting of the Emancipation Proclamation. His second floor bedroom and much of the rest of the house are configured as they were when he was in residence, and original mantels, woodwork, and windows are retained. A magnificent copper beech tree under which he read and relaxed is still growing at the site. It was also from this house that, in July of 1864, he traveled 2 miles north to view the battle of Fort Stevens, during which he actually came under fire as he stood beside the Union troops defending the capital. The house has been designated a National Historic Landmark by the National Park Service.

The land was purchased by the Federal Government through the Soldiers' Home Trust Fund in 1851 to establish a home for invalid and disabled soldiers of the U.S. Army, the first such attempt to provide for members of the regular army. The house was first used as a summer retreat by President Buchanan from 1857 to 1860, and continued to be used as such by several presidents, including President Hayes from 1877 to 1880 and President Arthur from 1882 to 1884. It became known as Anderson Cottage in honor of Major Robert Anderson, the Union commanding officer at Fort Sumter at the outbreak of the Civil War.

Section 2 of the Act of June 8, 1906 (34 Stat. 225, 16 U.S.C. 431), authorizes the President, in his discretion, to declare by public proclamation historic landmarks, historic and prehistoric structures, and other objects of historic or scientific interest that are situated upon the lands owned or controlled by the Government of the United States to be national monuments, and to reserve as a part thereof parcels of lands, the limits of which in all cases shall be confined to the smallest area compatible with the proper care and management of the objects to be protected.

WHEREAS it appears that it would be in the public interest to reserve such lands as a national monument to be known as the President Lincoln and Soldiers' Home National Monument:

NOW, THEREFORE, I, William J. Clinton, President of the United States of America, by the authority vested in me by section 2 of the Act of June 8, 1906 (34 Stat. 225, 16 U.S.C. 431), do proclaim that there are hereby set apart and reserved as the President Lincoln and Soldiers' Home National Monument for the purpose of protecting the objects identified above, all lands and interests in lands owned or controlled by the United States within the boundaries of the area described on the map entitled "President Lincoln and Soldiers' Home National Monument" attached to and forming a part of this proclamation. The Federal land and interests in land reserved consist of approximately 2.3 acres, which is the smallest area compatible with the proper care and management of the objects to be protected.

All Federal lands and interests in lands within the boundaries of this monument are hereby appropriated and withdrawn from all forms of entry, location, selection, sale, or leasing or other disposition under the public land or other Federal laws, including but not limited to withdrawal from location, entry, and patent under the mining laws, and from disposition under all laws relating to mineral and geothermal leasing.

The monument historically has been a part of the U.S. Soldiers' and Airmen's Home, a facility administered by the Armed Forces Retirement Home, an independent establishment of the Executive Branch. The Armed Forces Retirement Home, through the U.S. Soldiers' and Airmen's Home, shall manage the monument as an integral part

of that surrounding facility and consistent with the purposes and provisions of this proclamation. In managing the monument, the Armed Forces Retirement Home shall consult with the Secretary of the Interior through the National Park Service.

For the purpose of preserving, restoring, and enhancing the public's appreciation of the monument, the Armed Forces Retirement Home shall prepare, in consultation with the Secretary of the Interior through the National Park Service, a management plan for this monument within 3 years of this date. Further, to the extent authorized, the Armed Forces Retirement Home shall promulgate, in consultation with the Secretary of the Interior through the National Park Service, regulations for the proper care and management of the objects identified above.

Nothing in this proclamation shall be deemed to revoke any existing withdrawal, reservation, or appropriation; however, the national monument shall be the dominant reservation. Warning is hereby given to all unauthorized persons not to appropriate, injure, destroy, or remove any feature of this monument and not to locate or settle upon any of the lands thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this seventh day of July, in the year of our Lord two thousand, and of the Independence of the United States of America the two hundred and twenty-fifth.

William Clinton

## *Appendix 5*

National Register of Historic Places  
Nomination Form

(Resulting in designation of the site as a  
National Historic Landmark in 1973)



Form 10-300  
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:
District of Columbia
COUNTY:
FOR NPS USE ONLY
ENTRY DATE

1. NAME

COMMON:
U.S. Soldiers' and Airmen's Home
AND/OR HISTORIC:
U.S. Military Asylum; The Old Soldiers' Home

2. LOCATION

STREET AND NUMBER:			
Rock Creek Church Road, N.W.			
CITY OR TOWN:		CONGRESSIONAL DISTRICT:	
Washington			
STATE	CODE	COUNTY:	CODE
D.C.			

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) retirement home

4. OWNER OF PROPERTY

OWNER'S NAME:
Lieutenant General F. T. Unger, U.S. Army Retired, Governor
STREET AND NUMBER:
U.S. Soldiers' and Airmen's Home, Rock Creek Church Road, N.W.
CITY OR TOWN:
Washington
STATE:
D.C.
CODE

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
D.C. Courthouse
STREET AND NUMBER:
CITY OR TOWN:
Washington
STATE:
District of Columbia
CODE

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
none
DATE OF SURVEY:
<input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local
DEPOSITORY FOR SURVEY RECORDS:
STREET AND NUMBER:
CITY OR TOWN:
Washington
STATE:
District of Columbia
CODE

STATE:

COUNTY:

FOR NPS USE ONLY  
ENTRY NUMBER

DATE

SEE INSTRUCTIONS



## 7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Four pre-Civil War structures formed the core of the early Soldiers' Home, housing all the important administrative and dormitory facilities. Situated in a row along the top of a hill overlooking Washington, the Anderson Cottage, Sherman South Building, Quarters 1, and Quarters 2 remain and function today in much the same manner as in the first decade after 1851.

An Army committee purchased the estate of about 256 acres from George Riggs in 1851. Then known as "Corn Rigs House," the present Anderson Cottage was built by Riggs about <sup>1843</sup>1811 as a summer home. Originally the house was a two-story brick structure in the Gothic style, with a wide front porch. The original exterior design of the house has remained basically unchanged, except that in 1897 the brick walls were coated with grey stucco, and in 1923 a small elevator shaft was constructed on the southwest corner. Today the house is still stucco grey, with white latticed windows, gingerbread, and wrought iron porches on the second floor.

The first residents lived in the Corn-Rigs House from 1851 until the completion of the new Main Building in 1857. In 1851 2nd Lt. Barton S. Alexander became the architect for the Washington Asylum, contracted to design three structures, the Main Building (later renamed for Scott, and today Sherman South), Building 1, the Governor's Resident, and Building 2, originally the quarters of the Secretary-Treasurer, later those of the Deputy Governor. Gilbert Cameron built the three buildings, all of similar design and faced with unfinished New York marble. Construction began in 1854 and was completed in 1857; there was no more major building until 1869.

The original Sherman South was a two-story Norman Gothic structure built on one of the highest points of land in the District of Columbia. At a 320-foot elevation, the main building provided living accommodations for the members and housed all activities of the home. In 1869 a third story was added over the mansard roof and a square castellated bellfry replaced the steeple of the clock tower. The building is connected by an annex to Sherman North, completed in 1891.

SEE INSTRUCTIONS

# 8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian;      ☐ 16th Century      ☐ 18th Century      ☐ 20th Century  
☐ 15th Century      ☐ 17th Century      ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Aboriginal     | <input type="checkbox"/> Education           | <input checked="" type="checkbox"/> Political | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric    | <input type="checkbox"/> Engineering         | <input type="checkbox"/> Religion/Phi.        | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic       | <input type="checkbox"/> Industry            | <input type="checkbox"/> Philosophy           |  |
| <input type="checkbox"/> Agriculture    | <input type="checkbox"/> Invention           | <input type="checkbox"/> Science              |  |
| <input type="checkbox"/> Architecture   | <input type="checkbox"/> Landscape           | <input type="checkbox"/> Sculpture            |  |
| <input type="checkbox"/> Art            | <input type="checkbox"/> Architecture        | <input type="checkbox"/> Social/Human-        |  |
| <input type="checkbox"/> Commerce       | <input type="checkbox"/> Literature          | <input type="checkbox"/> itation              |  |
| <input type="checkbox"/> Communications | <input checked="" type="checkbox"/> Military | <input type="checkbox"/> Theater              |  |
| <input type="checkbox"/> Conservation   | <input type="checkbox"/> Music               | <input type="checkbox"/> Transportation       |  |

STATEMENT OF SIGNIFICANCE

The U.S. Soldiers' and Airmen's Home is the product of a quarter-century of effort by prominent military and political figures to secure legislation which would relieve the situation of old and disabled soldiers. The military asylum was the first attempt to provide for members of the regular army who had served during peacetime and had been disabled or retired from public service. The Washington, D.C. home is the only such Army institution in the Nation and the sole remaining of the original three asylums established in 1851.

The history of the establishment of the home significantly indicates the needs of the military personnel felt during this period, and reflects the awareness of the responsibility felt by Government and military leaders for the old and disabled soldiers.

## History

Secretary of War James Barbour first officially recommended to Congress the propriety of founding an asylum for old and disabled soldiers November 27, 1827, in his Annual Message to the President. Such a plan was already in use by the Navy and other nations. He illustrated the need for Government action by the cases that the War Department even then was called upon to relieve. His suggestion was the first in a 25-year struggle to establish a military asylum during which proposals were constantly being made and shelved.

Between 1790 and 1861 the size and organization of the Regular Army changed almost yearly. During this time the Army engaged in two major and 23 lesser wars. Injury and disease took a terrible toll so that a great proportion of the veterans were discharged diseased or disabled, with no means of support. Totally disabled veterans of the Revolutionary War received \$5 per month and those of the War of 1812 received half-pay. However, soldiers of the Regular Army, injured or retired during peacetime, were left to shift for themselves.

(continued)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
District of Columbia	
COUNTY	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

8. Significance (page 1)

U.S. Soldiers' and Airmen's Home

In 1833 Lewis Cass, Secretary of War, presented the case for the superannuated soldiers in a letter to President Jackson:

"In our service as is presently organized, a soldier can be retained only as long as his physical powers are sufficient to enable him to perform the duties required of him. When his constitution fails, unless it is the result of disabilities incurred in the line of his duty, he is discharged without any provision for his support, and generally, from the habits of his life, without the disposition and too often the power to labor and without the means of support. He is then thrown on charity of the community after devoting the best of his life to the service of his country."<sup>1</sup>

Winfield Scott sparked the actual establishment of the home by earmarking Mexican tribute money for the fund of the still non-existent asylum. Upon the capture of Mexico City, Scott levied a tribute of \$150,000 on that city in lieu of pillage. Of this sum Scott deposited a check for \$100,000 and endorsed it "The Bank of America, New York City, will place the within amount to the credit of the Army Asylum, subject to order of Congress." Scott has always been considered the Father of the home, since he was personally interested in the project and was instrumental in its establishment and growth by virtue of his position as Chief of the Army, and, consequently, Chairman of the Board of Commissioners of the Asylum.

Spurred by Senator Jefferson Davis, Congress, on March 3, 1851, finally passed the bill founding "a military asylum for the relief and support of invalid and disabled soldiers of the Army of the U.S." President Fillmore signed it into law the same day. The legislation of 1851 authorized three asylum sites, one in D.C., and branch sites in New Orleans, Louisiana, and East Pascagoula, Mississippi, and later one at Harrodsburg, Kentucky. All these branches closed prior to 1860.

The present Washington home opened December 24, 1851, in a building on 17th Street, N.W., while the committee considered local sites for the permanent asylum. They purchased the George Riggs estate of 256 acres

<sup>1</sup> Paul R. Goode, The United States Soldiers Home, (Richmond, Virginia, 1957), p. 23

(continued)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE District of Columbia	
COUNTY	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

8. Significance (page 2)

U.S. Soldiers' and Airmen's Home

in 1851 and in June moved the first members to the Riggs House, the Anderson Cottage. The members moved to the Main Building, now Sherman South, in 1857 when that structure was finished. By 1857 the Governor and Deputy Governor occupied their new residences also.

General Scott, in 1857, invited President Buchanan and Secretary of War Floyd to take up summer residence at the asylum, which was then a country estate outside of swampy downtown Washington. Buchanan resided there for the summers of 1857-60. President Lincoln and his family occupied the Riggs House from mid-summer to November 1862-64. President Hayes stayed at the home during the summers of 1877-80 and President Arthur 1882-84.

President Lincoln stayed in the cottage during the battle of Fort Stephens, only 2 miles to the north. He recorded that while staying at the home he wrote the second draft of the Emancipation Proclamation:

"I put the draft of the Proclamation aside, waiting for a victory. Well the next news we had was of Pope's disaster at Bull Run. Things looked darker than ever. Finally came the week of the Battle of Antietam. I determined to wait no longer. The news came, I think, on Wednesday that the advantage was on our side. I was then staying at the Soldiers' Home. Here I finished writing the second draft of the Proclamation; came up on Saturday, called the cabinet together to hear it, and it was published the following Monday. I made a solemn vow before God that if General Lee was driven back from Maryland I would crown the result by the declaration for freedom to the slaves."

Since 1851 the U.S. Soldiers' and Airmen's Home has been in continuous operation, providing room, board, clothing, medical care, laundry and extensive recreation facilities freely to any 20-year veteran or disabled soldier who had contributed from his monthly pay. By December 27, 1859, there were 127 members living at the asylum and today it is the home of 2,700 men and women.

<sup>2</sup>Paul R. Goode, The United States Soldiers Home, (Richmond, Virginia, 1957), p. 68.



## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

Goode, Col. Paul R., The United States Soldiers Home, Richmond, Virginia; William Byrd Press, 1957.

Eberlein, Harold Donaldson and Hubbard Cortlandt Van Dyke, Historic Houses of Georgetown and Washington City, Richmond, Virginia: Dietz Press, 1958.

Report of National Capital Planning Commission

## 10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
NW	Degrees Minutes Seconds 38° 56' 30"	Degrees Minutes Seconds 77° 00' 49"		Degrees Minutes Seconds ° ' "	Degrees Minutes Seconds ° ' "	
NE	38° 56' 30"	77° 00' 39"				
SE	38° 56' 24"	77° 00' 39"				
SW	38° 56' 24"	77° 00' 49"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 6 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

## 11. FORM PREPARED BY

NAME AND TITLE: Blanche M. Higgins, Research Assistant and Benjamin Levy, Senior Historian	
ORGANIZATION: Division of History, Office of Archeology and Historic Preservation, National Park Service	DATE:
STREET AND NUMBER: 1100 B Street, N.W.	
CITY OR TOWN: Washington	STATE: D.C.

## 12. STATE LIAISON OFFICER CERTIFICATION

## NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☐

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

I hereby certify that this property is included in the National Register.

\_\_\_\_\_  
Director, Office of Archeology and Historic Preservation

Date \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Keeper of The National Register

Date \_\_\_\_\_

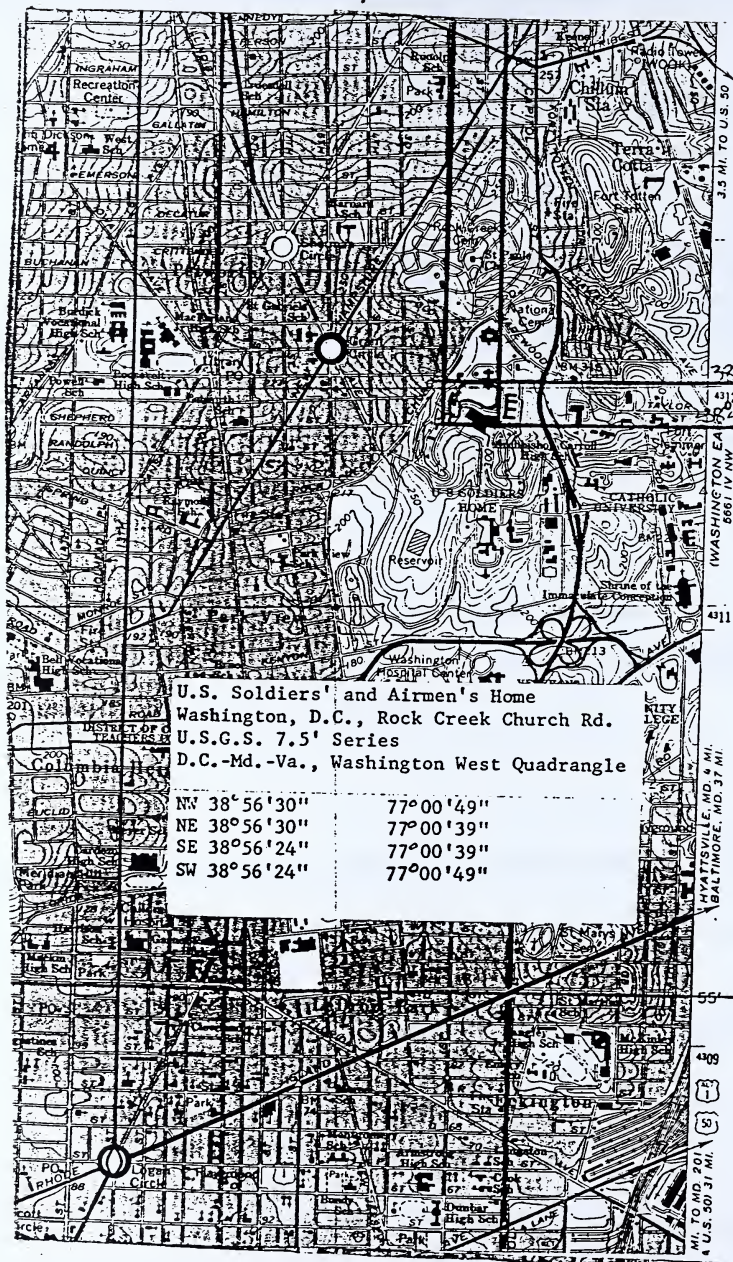
SEE INSTRUCTIONS

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

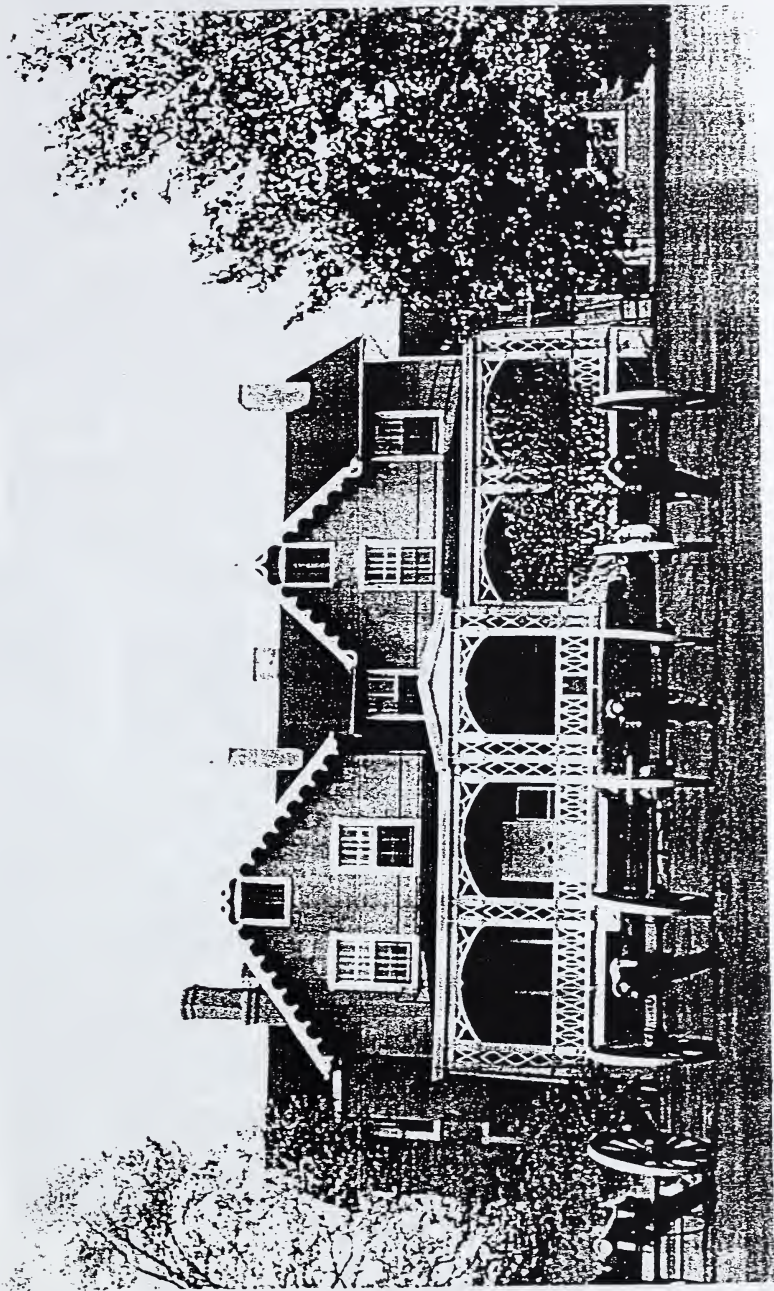
NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

<b>1. NAME</b>		
<b>COMMON</b>	<b>AND/OR HISTORIC</b>	<b>NUMERIC CODE (Assigned by NPS)</b>
U.S. Soldiers' and Airmens' Home	U.S. Military Asylum; Old Soldiers' Home	
<b>2. LOCATION</b>		
<b>STATE</b>	<b>COUNTY</b>	<b>TOWN</b>
District of Columbia		Washington.
<b>STREET AND NUMBER</b>		
Rock Creek Church Road, N.W.		
<b>3. PHOTO REFERENCE</b>		
<b>PHOTO CREDIT</b>	<b>DATE</b>	<b>NEGATIVE FILED AT</b>
Benjamin Levy, NPS	May, 1973	Historic Sites Survey, NPS 1100 L St, NW, Washington, Dc
<b>4. IDENTIFICATION</b>		
<b>DESCRIBE VIEW, DIRECTION, ETC.</b>		
Old Soldiers' Home, Sherman Building (South), front view		

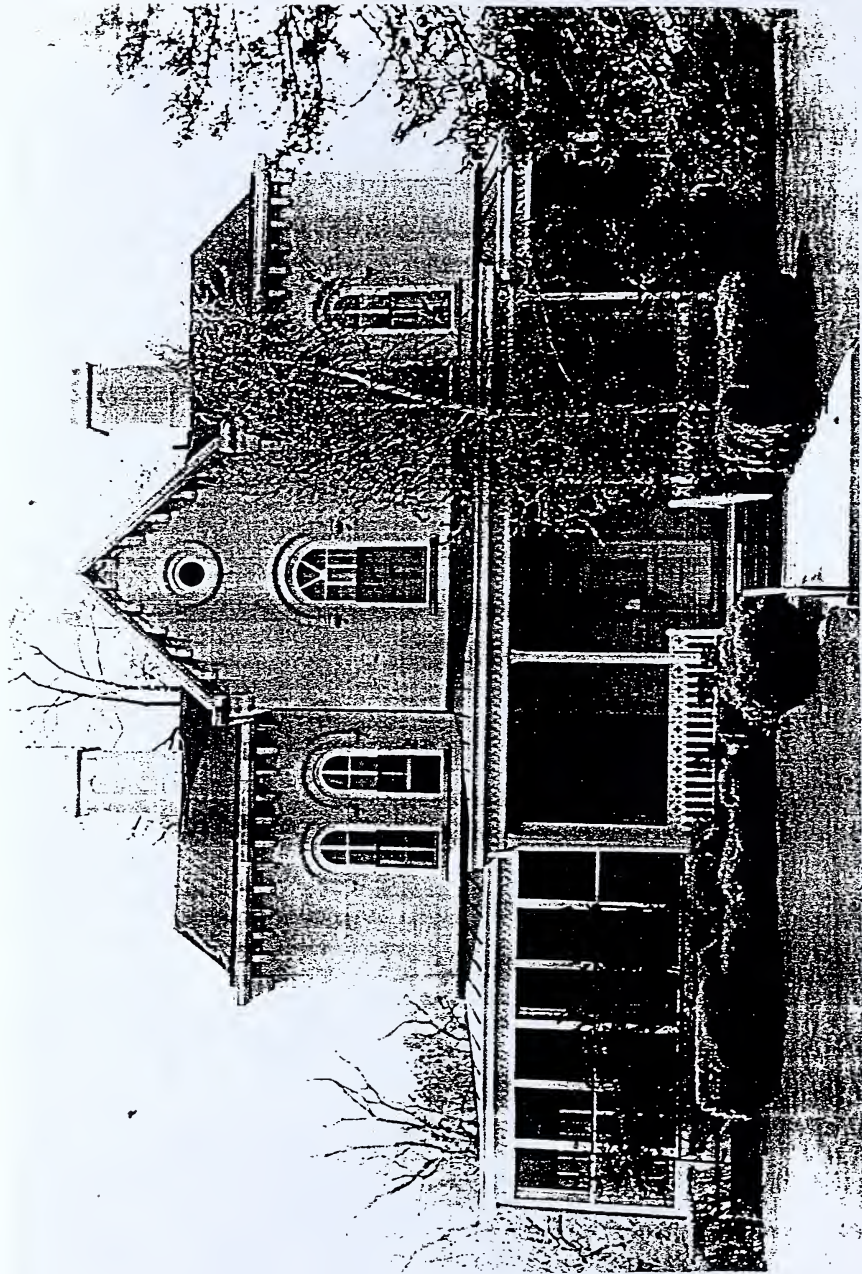






Old Soldiers' Home, Anderson Cottage, Washington, D.C.

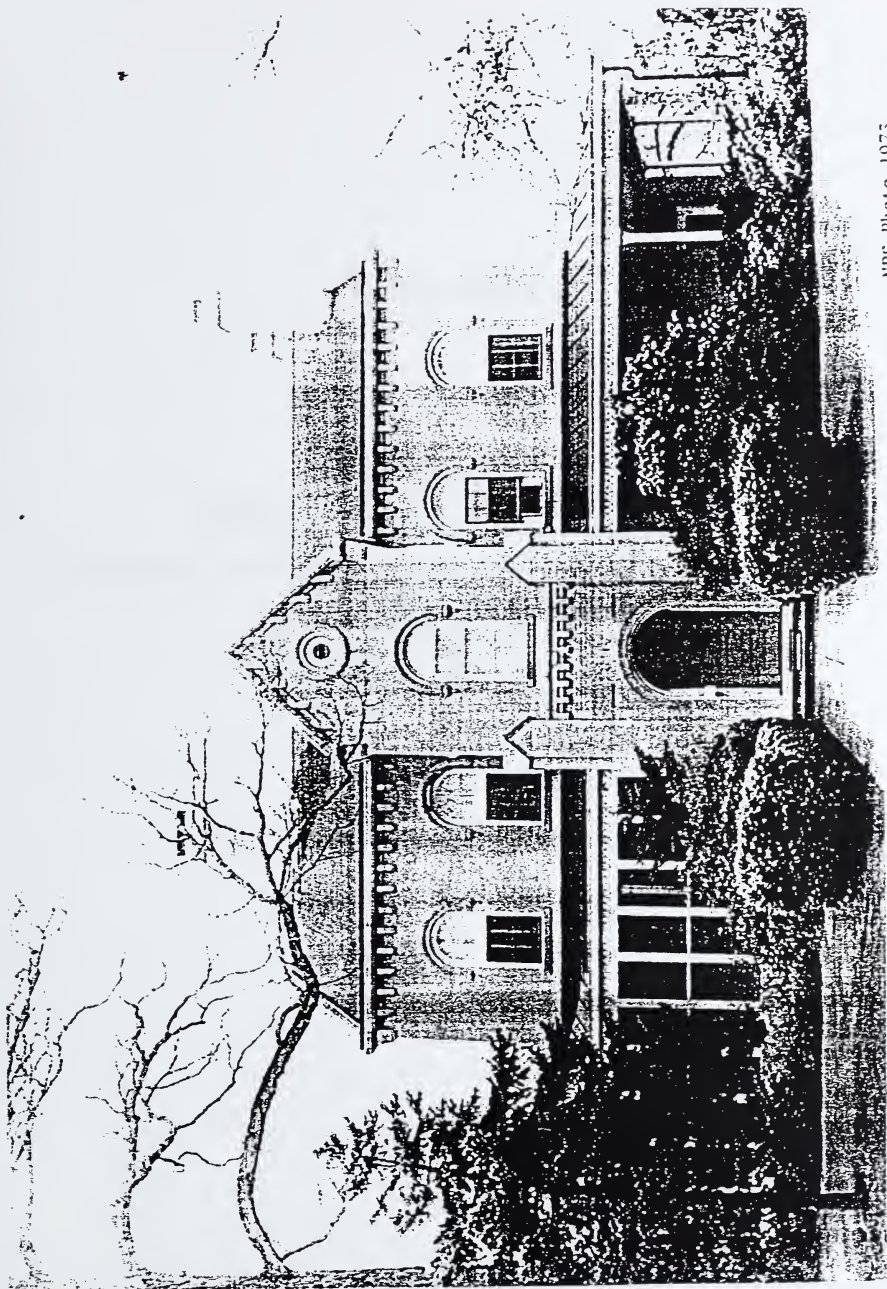
NPS Photo 1973



Old Soldiers' Home, Quarters No. 1, Washington, D.C.

NPS Photo 1973





NPS Photo 1975

Old Soldiers' Home, Quarters No. 2, Washington, D.C.



## *Appendix 6*

List of Study Team,  
Individuals and Organizations  
Consulted in Connection with Preparation of the  
Special Resource Study



## ***Study Team and Individuals and Organizations Consulted***

### ***Study Team***

Elizabeth B. Waters, Independent Consultant and Principal Investigator  
Sophia Lynn, Lincoln and Soldiers' Home Project Manager, NTHP  
William Dupont, Graham Gund Architect, NTHP  
Patrick Gregerson, Office of Planning, NPS  
John Haubert, Office of Planning, NPS  
Melissa Kuckro, Legislative Affairs, NPS  
Nick Minecci, former Assistant Public Affairs Officer, AFRH  
Jean Schaefer, Public Affairs Officer, AFRH  
Susan Schreiber, former Director of Interpretation and Education, NTHP  
Gary Scott, Chief Historian, National Capital Region, NPS  
James L. Vaughan, Vice President for Stewardship of Historic Properties, NTHP  
Joseph Woo, Architect, Engineering Division, AFRH

### ***President Lincoln and Soldiers' Home National Monument Research Advisory Group***

Jean H. Baker, Professor, Goucher College  
David W. Blight, Professor, Amherst College  
Gabor S. Boritt, Professor, Gettysburg College  
David H. Donald, Professor Emeritus, Harvard University  
Allen C. Guelzo, Dean, Templeton Honors College and Professor, Eastern College  
Harold Holzer, Vice President for Communications and Marketing, Metropolitan Museum of Art  
James O. Horton, Professor, George Washington University  
David Long, Professor, East Carolina University  
Phillip S. Paludan, Professor, University of Kansas, Lawrence  
Gary Scott, Chief Historian, National Park Service – National Capital Area  
Douglas L. Wilson, Professor, Knox College

### ***Other Organizations Consulted***

#### **National Park Service Units:**

Abraham Lincoln Birthplace National Historic Site, Hodgenville, Kentucky  
Mary McLeod Bethune Council House National Historic Site, Washington, DC  
Ford's Theatre, Washington, DC  
Lincoln Boyhood National Memorial, Lincoln City, Indiana  
Frederick Douglass National Historic Site  
Lincoln Boyhood National Memorial, Lincoln City, Indiana  
Lincoln Home National Historic Site, Springfield, Illinois  
Mount Rushmore National Memorial, Keystone, South Dakota



**National Park Service Affiliated Areas:**

Colonial National Historical Park, Jamestown, Virginia  
Lower East Side Tenement Museum, New York, New York  
Patrick Henry National Memorial, Brookneal, Virginia  
Sewall Belmont House, Washington, DC  
Touro Synagogue, Newport, Rhode Island

**National Trust for Historic Preservation Co-Stewardship Sites:**

Frank Lloyd Wright Home and Studio, Oak Park, Illinois  
Lower East Side Tenement Museum, New York, New York

**And:**

DC Heritage Tourism Coalition  
Armed Forces Retirement Home Resident Advisory Committee  
Thomas Jefferson Memorial Foundation  
Washington, DC City Council  
The Historical Society of Washington, DC

***Special Thanks To:***

James G. Basker, President, Gilder Lehrman Institute of American History and  
Professor, Barnard College  
Michael Burlingame, Professor, Connecticut College  
Kerri Childress, former Public Affairs Officer, AFRH  
Richard Gilder, Co-Founder and Co-Chairman, Gilder Lehrman Institute of American History  
General James F. Hennessee, Deputy Director, AFRH  
General Donald C. Hilbert, Director, AFRH  
Daniel Jordan, President, Thomas Jefferson Memorial Foundation  
Lewis Lehrman, Co-Founder and Co-Chairman, Gilder Lehrman Institute of American History  
O. James Lighthizer, Civil War Preservation Trust  
Richard Moe, President, National Trust for Historic Preservation  
John Parsons, National Park Service  
Matthew Pinsker, Historian  
Judith Robinson, Robinson and Associates, Inc.  
Louise Taper, The Mark Taper Foundation

## *Appendix 7*

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